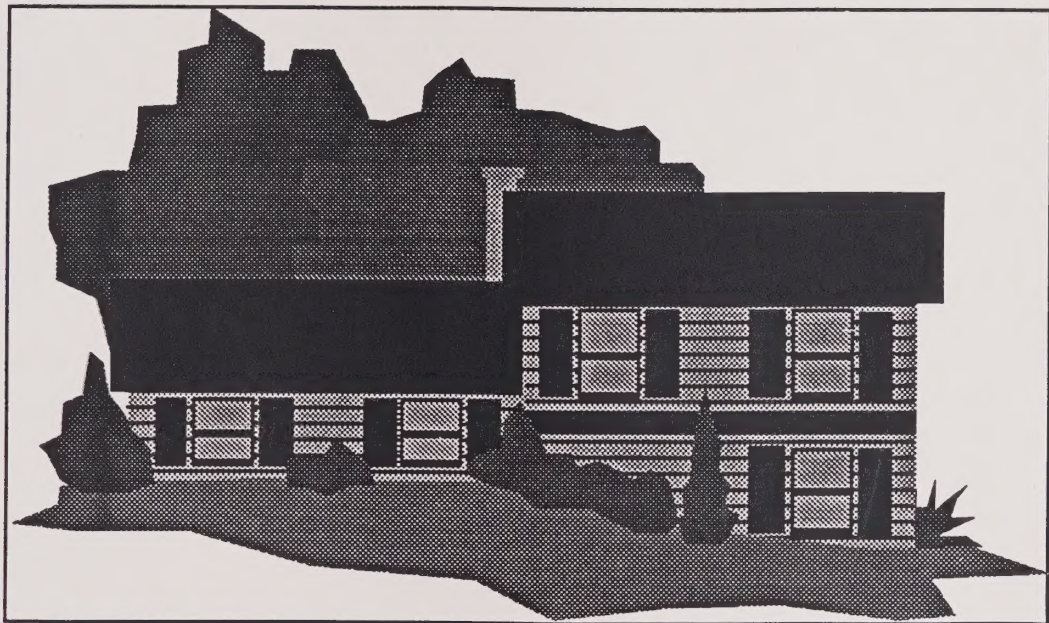


CITY OF BUENA PARK



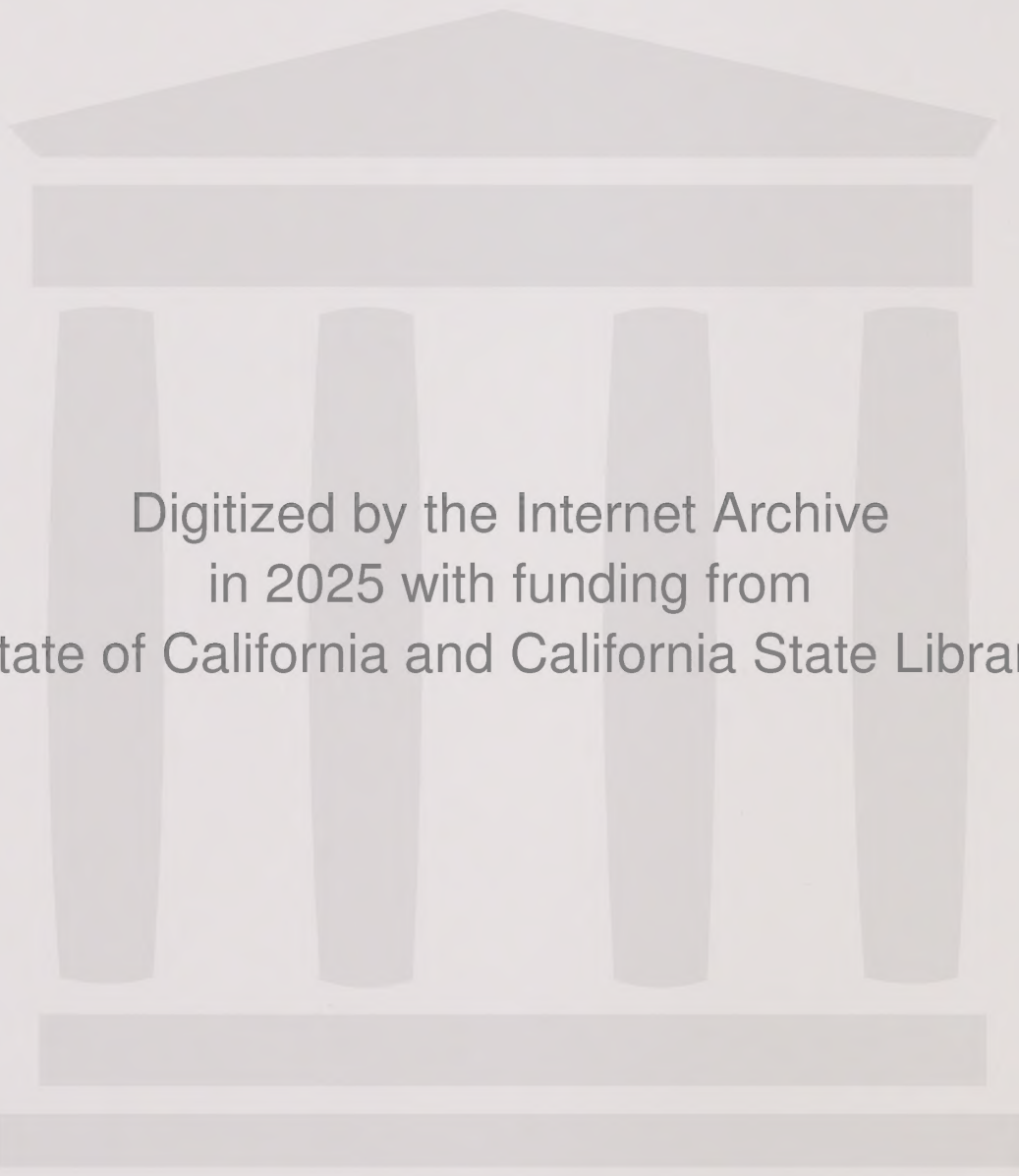
INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

OCT 20 1994

UNIVERSITY OF CALIFORNIA

HOUSING ELEMENT OF THE GENERAL PLAN

JUNE 1989
REVISED FEBRUARY 1992



Digitized by the Internet Archive
in 2025 with funding from
State of California and California State Library

<https://archive.org/details/C124908124>

CITY OF BUENA PARK

Housing Element

of the

General Plan

June 1989

Revised February 1992

TABLE OF CONTENTS

SECTION

PAGE

I INTRODUCTION

CITY OF BUENA PARK

City Council

Rhonda J. McCune, Mayor

Arthur C. Brown, Mayor Pro Tem

Donald L. Bone, Council Member

Don R. Griffin, Council Member

Donna L. Chessen, Council Member

Planning Commissioners

Brenda Miller, Chairman

Franki Berry, Vice Chairman

John Hays

Robert Niccum

Larry Wieck

Gerald Sigler

City Manager

Kevin O'Rourke

Director of Development Services

Thomas E. Lynch

TABLE OF CONTENTS

SECTION	PAGE
I. INTRODUCTION	
Background.....	1
Purpose of the Element	1
Authorization.....	2
Relationship to Other Elements.....	3
II. INVENTORY OF EXISTING HOUSING CONDITIONS	
Introduction.....	5
Housing Stock Condition	5
Introduction.....	5
Assessment	5
Housing Condition Surveys.....	8
Neighborhood Housing Conditions.....	11
Housing Assistance Plan.....	14
Population and Employment Trends Analysis	14
III. RESOURCES AND CONSTRAINTS ANALYSIS	
Introduction.....	17
Inventory of Land Suitable for Residential Development.....	17
Site Availability	17
Vacant Land.....	18
Recyclable Land.....	21
Governmental Constraints	24
Land Use Controls.....	24
Building Codes and Enforcement.....	27
Site Improvements.....	27
Permits and Processing Times and Fees	27
Non-Governmental Constraints	29
Financing Cost Trends	29
Land Prices.....	29
Construction Costs.....	30
Sales Housing.....	31

IV. FIVE YEAR HOUSING PROGRAM NEEDS ANALYSIS

Introduction.....	34
Definition of Need.....	34
Existing Housing Assistance Needs.....	34
Future Housing Assistance Needs	36
Quantified Objectives	39

V. FIVE YEAR HOUSING PROGRAM, GOALS, POLICIES, AND PROGRAMS

Introduction.....	42
Housing Provision and Affordability.....	43
Redevelopment Program	43
Section 8 Program	46
County of Orange Housing Revenue Bond Program.....	46
Manufactured and Modular Housing	46
State Density Bonus.....	47
Second Units	48
Goals	49
Policies.....	50
Conserve and Improve Existing Housing Stock	50
Assist in the Development of Affordable Housing.....	50
Adequate Housing Sites	51
Removal of Governmental Constraints.....	52
Programs.....	52
Housing Accessibility and Special Needs.....	57
Fair Housing.....	57
Special Housing Needs	57
Goals	65
Policies.....	66
Programs.....	66
Housing Improvement and Maintenance.....	70
Housing Quality	70
Energy Conservation	70
Goals	71
Policies.....	71
Programs.....	72

VI. UNITS "AT RISK" ANALYSIS

Introduction.....	74
Inventory of Units "At Risk".....	74
Cost Analysis of Preserving vs. Replacing "At Risk" Units.....	77
Resources for Presentation.....	79
Quantified Objectives	82
Programs.....	82

VII. PROGRESS REPORT

Introduction.....	85
Element Effectiveness/Results and Progress in Implementation.....	86
Appropriateness of Goals, Objectives, and Policies.....	87

VIII. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Introduction.....	88
Land Use Element.....	88
Historic Presentation Element.....	88
Economic Element.....	89
Noise Element.....	89
Redevelopment.....	91

APPENDICES

- A Public Participation Program
- B Vacant Land Survey
- C Recycling Map Detail
- D Fee Schedule
- E Orange County Rental Survey

I. INTRODUCTION

SECTION I: INTRODUCTION

BACKGROUND

In 1967, a housing element became the third mandated part of a General Plan. During the ensuing 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and now describes the content requirements of local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.

The Housing Element is one of seven required elements which are included in the Buena Park General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the four major issues which are listed below:

1. What are Buena Park's housing needs?
2. What can the City realistically do about meeting these needs?
3. What are the housing goals and policies of the City?
4. What specific actions can the City take to meet housing needs?

PURPOSE OF THE ELEMENT

The purpose of the Housing Element is to identify local housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations

which describe the legislature's intent in enacting the most recent revisions to the housing element law:

"(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal."

"(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs."

"(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

"(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs."

The Housing Element is organized to present information according to the seven (7) principal topics listed below:

1. Inventory of Existing Housing Conditions
2. Resources and Constraints Analysis
3. Housing Goals, Policies and Programs
4. Five Year Housing Program
5. Units "At Risk" Analysis
6. Progress Report
7. Relationship to Other General Plan Elements

AUTHORIZATION

As noted earlier, housing elements were mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (D/HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code.

This bill, in effect, placed the guidelines into statutory language and changed the D/HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The legislation also requires an update of the housing element every five years. After adoption by the Buena Park City Council, another revised element is mandated by July, 1994. By that time, much of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1994 Buena Park Housing Element also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

RELATIONSHIP TO OTHER ELEMENTS

The Housing Element is consistent with all of the other General Plan Elements and is particularly related to the Land Use Element. Stated briefly below are the major aspects of interrelationship between the Land Use and Housing Elements:

- Residential land use densities.
- Suitability of land for various housing types, densities and products.
- Amount of land allocated to residential land use.
- Goals and policies affecting housing and residential land characteristics.
- Preservation of existing neighborhoods and prevention of intrusion of multi-family developments into single-family neighborhoods.

PUBLIC PARTICIPATION

State housing law requires public participation by all economic segments in the element preparation process. To meet this requirement, the City accomplished the following:

- A City-wide outreach program "Vision 2010" addressed various issues within Buena Park including Housing by the Community Services Task Force.
- Study sessions on the draft Housing Element were held with the Planning Commission.

- Study sessions with the City Council were conducted on the Draft Housing Element.
- Public hearings with both the Planning Commission and City Council.
- Availability of the Draft Housing Element at public places such as the library.

The full public participation program, including efforts to reach all economic segments, is described within the Appendix.

II.

INVENTORY OF EXISTING HOUSING CONDITIONS

SECTION II: INVENTORY OF EXISTING HOUSING CONDITIONS

INTRODUCTION

The Inventory of existing Housing Conditions Section encompasses a variety of issues dealing with the City's current housing stock and analysis of population and employment trends. Major components of this discussion include an inventory of existing housing units, a housing condition analysis, and projection of population and employment trends.

HOUSING STOCK CONDITION

Introduction

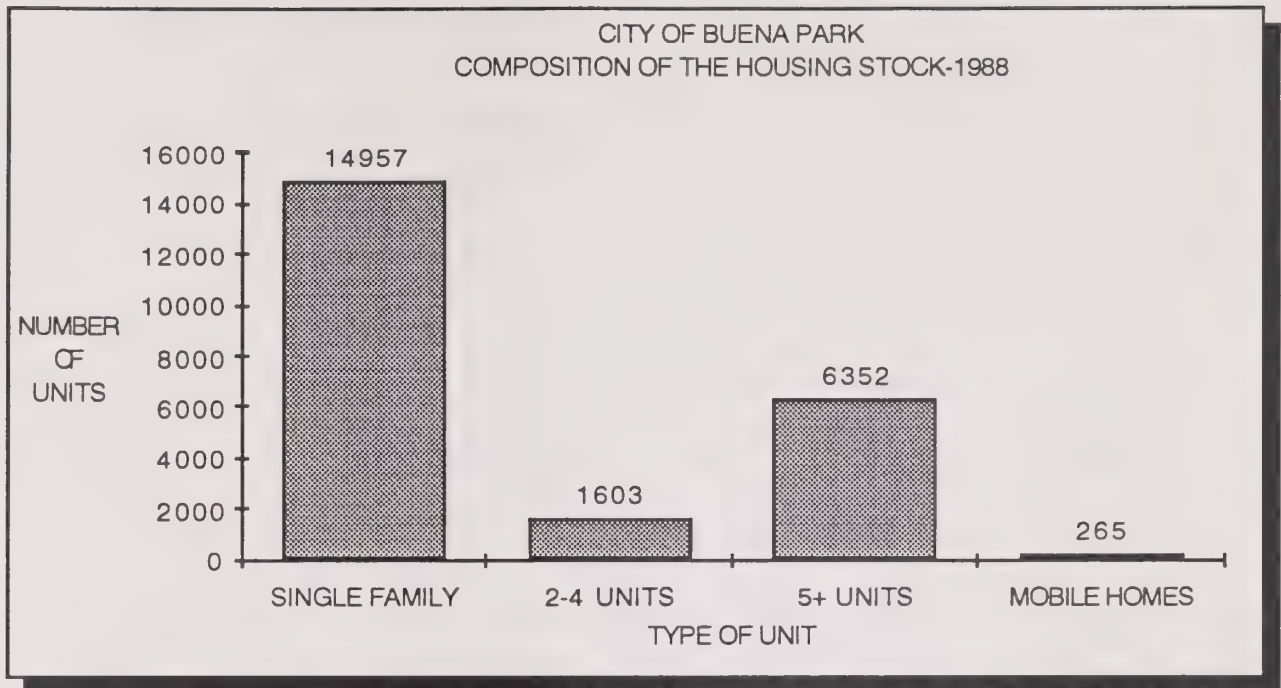
There are differences between housing stock condition and housing improvement needs. The term "condition" refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the "remedial" actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

Assessment

As of January 1988, Buena Park had a housing stock comprised of 23,177 dwelling units and a population of 66,182. Most of Buena Park's housing units are single-family dwellings; the complete breakdown is listed below:

COMPOSITION OF THE HOUSING STOCK: JANUARY 1988

	<u>Number</u>	<u>Percent</u>
Single-Family	14,957	64.6%
2 - 4	1,603	6.9%
5 +	6,352	27.4%
Mobile Home	<u>265</u>	<u>1.1%</u>
Total Units:	23,177	100.0%



Source: California State Department of Finance, January 1988

In 1980, the City's housing inventory included 21,990 dwelling units. Between April 1980 and January 1988, the stock has increased by 1,187 dwellings. Most of the net gain was in multi-family dwellings, as noted below:

CHANGES IN THE HOUSING SUPPLY: 1980 - 1988

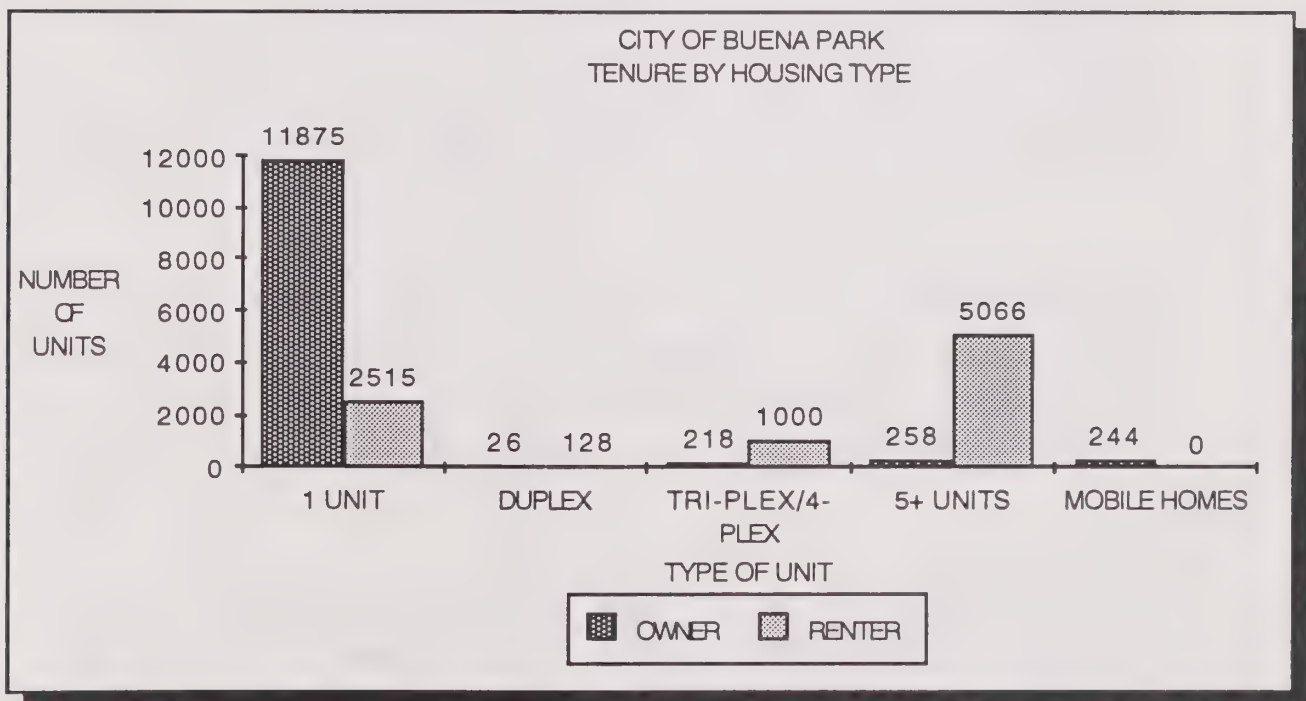
	<u>Number</u>	<u>Percent</u>
Single-Family	318	26.8%
2 - 4	208	17.5%
5 +	646	54.4%
Mobile	15	1.3%
Total Units:	1,187	100.0%

Source: 1980 Federal Census of Population and State Department of Finance.
Tenure data by housing type are shown below.

OWNER/RENTER RATIOS BY HOUSING TYPE: 1980

	# Owner	% Owner	# Renter	% Renter	Total
1 Unit	11,875	82.5	2,515	17.5	14,390
Duplex	26	16.9	128	83.1	154
Tri-Plex 4-Plex	218	17.9	1,000	82.1	1,218
5+ Units	258	4.8	5,066	95.2	5,324
Mobile Homes	244	100.0	-0-	0.0	244
	12,121	59.2	8,709	40.8%	21,330

Source: 1980 Census of Population and Housing; data are for occupied units only not total housing stock.



Source: 1980 Census of Population and Housing

Short-term projections prepared by Urban Decision Systems, Inc., indicates that by 1992 the City of Buena Park will have a tenure distribution consisting of 52% owner and 48% renter-occupied units. (Urban Decision Systems, Inc. is a nationwide entity specializing in the field of demographic estimates and forecasts.) The decline in the percent of owner occupancy apparently coincides with an increase since 1980 of multi-family, rental units.

Housing Condition Surveys

1. **Age of the Housing Stock:** In 1980 approximately 18% of the City's housing stock was less than 10 years old, 24% was between 10 and 20 years old, 46% was between 20 and 30 years old, and 12% was over 30 years old. By 1990 over half the homes in Buena Park will be over 30 years old.
2. **1980 Survey of Housing Conditions:** An important indicator of the existing condition of the housing supply is the number of structurally substandard units, or units needing rehabilitation or replacement. While the majority of the housing units within the City are in relatively good condition, as the existing stock ages the number of housing units needing rehabilitation or replacement can be expected to increase.

In 1980, in an attempt to provide better information to geographically target housing programs within the City, a windshield survey of existing housing conditions was conducted. This survey analyzed the exterior condition of the single family homes, multiple family structures, and mobile homes throughout Buena Park.

Evaluation criteria were established by the Buena Park Community Development Division and were based on dollar amounts required for needed rehabilitation. These criteria fell into four categories:

- | | |
|-------------|--|
| Category 1: | Structurally sound with little or no repairs needed; |
| Category 2: | Minor repairs needed (roof or stucco job); |
| Category 3: | Major repairs needed, but economically feasible to rehabilitate; |

Category 4: Substandard, repairs costing more than economically feasible to rehabilitate. Cost of repairs greater than the value of the structure.

The following table presents the 1980 Survey of Housing Conditions.

CITY OF BUENA PARK: SURVEY OF HOUSING CONDITIONS -- 1980

<u>Category</u>	<u>Number</u>	<u>Percentage</u>
Sound	18,984	94.5%
Minor Repairs	877	4.4%
Major Repairs	207	1.0%
Substandard	<u>21</u>	<u>0.1%</u>
	20,089	100.0%

Source: 1980 General Plan, Survey of Housing Conditions

3. 1988 Survey of Housing Conditions: In October - December 1988, a survey of housing conditions was completed for two purposes: 1) to ascertain key indicators of housing stock condition at the neighborhood level; and 2) to provide data input to the City's Housing Assistance Plan. The following table describes this survey:

**CITY OF BUENA PARK
HOUSING CONDITION AND IMPROVEMENT SURVEY**

HOUSING TYPE

Vacant

1. Single Family
2. Duplex
3. Triplex
4. Four-plex
5. Five-plex
6. Multi-Family Apartments
7. Multi-Family Condominiums
8. Mobile Homes
9. Other (e.g., motel, residential hotel, etc.)

Units in Structure

Actual number within the structure or complex.

Improvement Need

1. None required
2. Minor -- paint or fix-up
3. Moderate -- multiple minor fix-up items
4. Moderate -- new roof needed
5. Moderate -- new roof needed plus one other minor repair
6. Major -- several minor and moderate level repairs needed
7. Replacement -- major structural defects and/or inadequate original construction

Housing Condition Rating

Excellent = no improvement required (1)

Sound = minor (2); moderate (3); moderate (4); moderate (5)

Deteriorating = major (6)

Dilapidated = replacement (7)

While the 1980 and 1988 surveys are not directly comparable, the major conclusions concerning housing condition are very similar:

- The vast majority of the housing inventory is in sound condition and well-maintained.
- The housing stock in rehabilitation need is evenly split between "minor" and "moderate" levels of repairs in the neighborhood survey areas.
- Seriously deteriorated housing is seldom experienced in the City's neighborhoods.

Neighborhood Housing Conditions

The survey data were analyzed at the neighborhood level to pinpoint the extent of need and predominant neighborhood characteristics (the boundaries of the neighborhood survey areas are included on the following page). As in the City as a whole, the quality of housing in the surveyed neighborhood is basically in sound condition. Area 4A has the most extensive amount of housing in need of Moderate 5 improvement needs (i.e., new roof needed plus one other minor repair). Areas 3A and 3F have the largest number of Major improvement needs (i.e., several minor and moderate level repairs needed). The survey results are summarized in the following tables and charts:

CITY OF BUENA PARK: SURVEY OF NEIGHBORHOOD HOUSING CONDITIONS -- 1988

<u>Neighborhood</u>	<u>None</u>	<u>Minor</u>	<u>Mod. 3</u>	<u>Mod. 4</u>	<u>Mod. 5</u>	<u>Major</u>	<u>Replacement</u>	<u>Total</u>
2A	68	6	5	2	19	0	0	100
3A	630	428	68	69	41	45	12	1,293
3B	56	35	13	5	7	14	1	131
3C	392	44	2	11	8	1	1	459
3D	58	38	11	3	4	6	1	121
3E	557	108	48	37	37	4	0	791
3F	453	205	72	30	47	34	10	851
3G	28	19	9	3	2	1	0	62
4A	57	16	9	4	170	1	0	257
1A	175	86	5	15	25	9	7	322
	2,474	985	242	179	360	115	32	4,387

Source: October-December 1988 Housing Condition Survey Conducted by Castaneda & Associates

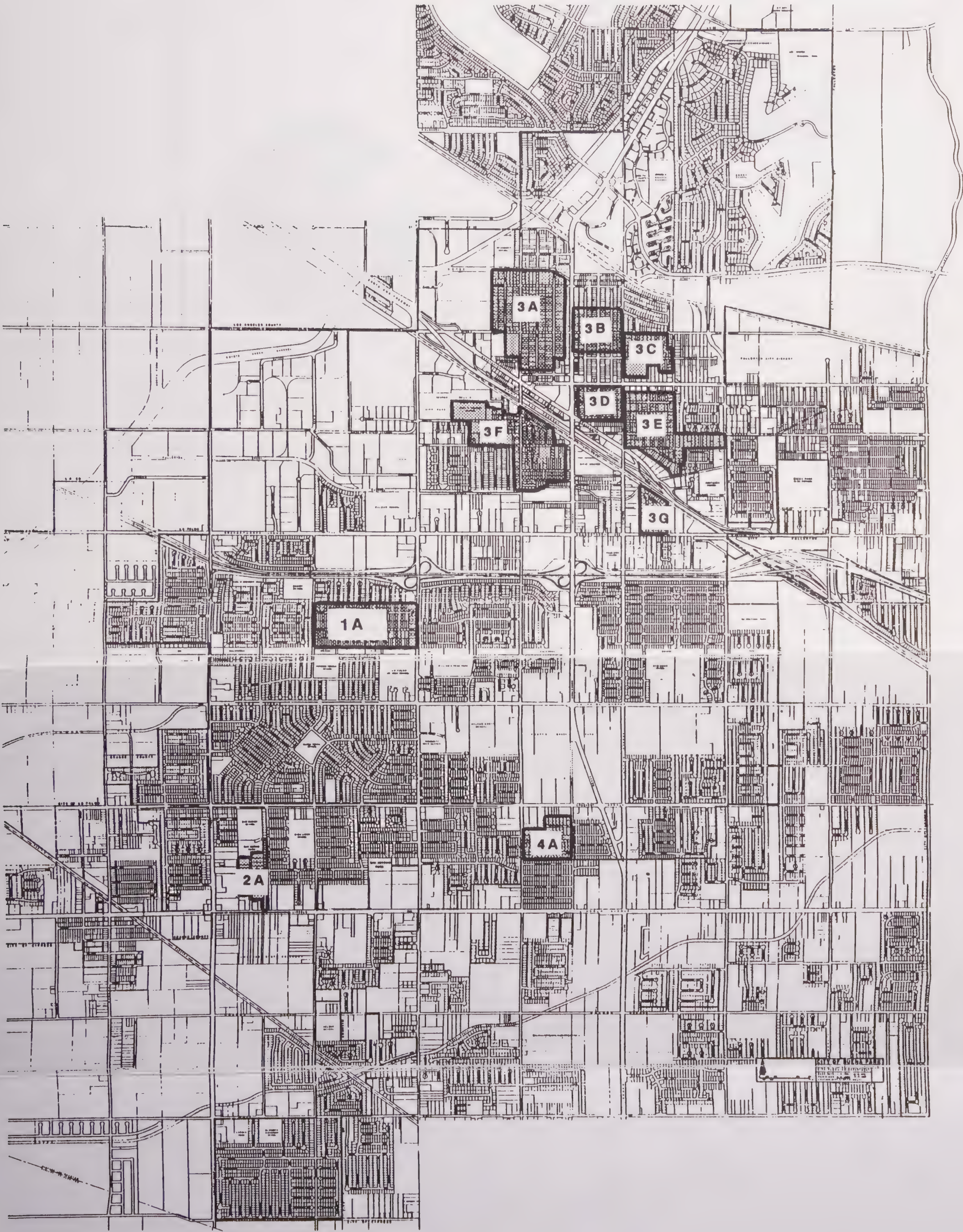


CHART 3
CITY OF BUENA PARK
HOUSING REHABILITATION NEEDS-1988

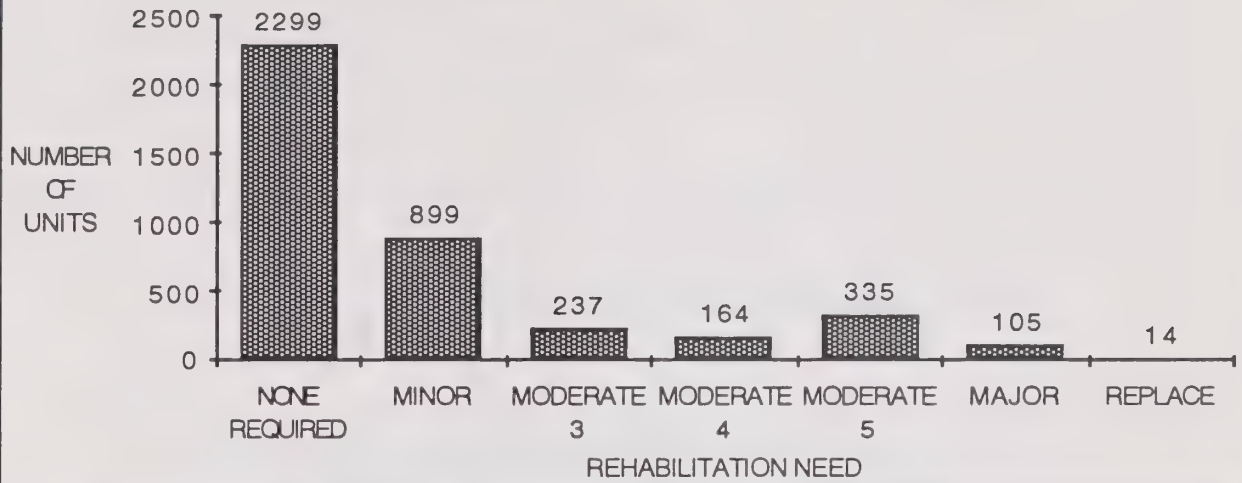
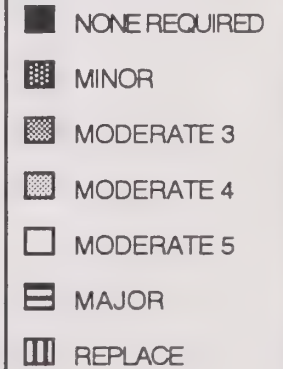
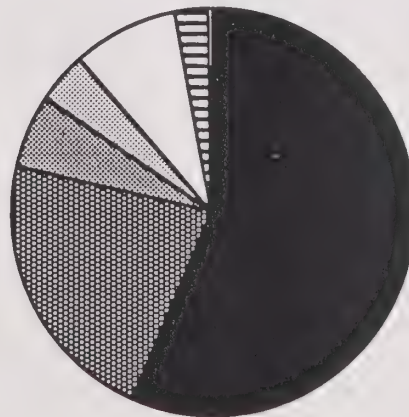


CHART 4
CITY OF BUENA PARK
HOUSING REHABILITATION NEEDS-1988



Housing Assistance Plan

The survey data and other sources were consulted for purposes of providing a Citywide estimate of the substandard housing stock as part of the Housing Assistance Plan. According to sources and methodologies listed below, there are an estimated 1,228 dwelling units suitable for rehabilitation and 45 housing units in need of replacement.

The following sources and methodologies were used to estimate substandard housing:

1. Occupied and vacant units derived from State Department of Finance, Population Research Unit, Housing Unit and Population Estimates, January 1, 1988.
2. Owner and renter distribution of occupied and total housing inventory from Urban Decision Systems, Inc., Demographic Trends: 1980-87-92: City of Buena Park (09-08-88).
3. Inventory of housing stock conditions and suitability for rehabilitation derived from:
 - Survey of Housing Conditions conducted by Castaneda & Associates: October 1988.
 - Evaluation of Housing Conditions, City of Buena Park Community Development Division, 1984.
4. Lower income of substandard units suitable for rehabilitation derived from Southern California Association of Governments: Regional Housing Needs Assessment.

POPULATION AND EMPLOYMENT TRENDS ANALYSIS

Between April 1980 and January 1988, the population of Buena Park increased from 64,158 to 66,182. The following table summarizes the population trends since 1980. The largest annual population increases occurred in 1984 (N = 513 persons) and 1986 (N = 417 persons).

CITY OF BUENA PARK: POPULATION TRENDS -- 1980 TO 1988

<u>Year</u>	<u>Population</u>	<u>Incremental Increase</u>	<u>Cumulative Increase</u>
1980	64,158	---	---
1981	64,316	158	---
1982	64,165	(151)	7
1983	64,932	767	774
1984	65,455	513	1,287
1985	65,507	52	1,339
1986	65,924	417	1,756
1987	65,894	(30)	1,726
1988	66,182	288	2,014

Source: U.S. Census of Population and Housing, April 1980
State Department of Finance, Population Research Unit, Annual Population
Estimates for 1981 through 1988, (as of January 1 each year)

Table construction by Castaneda & Associates.

The housing projections for the City from January 1987 to 2010 are listed below:

•	January 1987	22,930
•	1990	23,678
•	1995	24,278
•	2000	24,723
•	2005	25,098
•	2010	25,473

Population projections for Buena Park have been projected on the basis of the housing unit growth multiplied by the occupancy rate (.9815) average household size (2.892) and group quarters population (N = 382). The results are shown below:

•	January 1987 estimate	65,894
•	1990	67,592
•	1995	69,295
•	2000	70,558
•	2005	71,622
•	2010	72,687

Employment projections to the year 2010 for the City range from 47,077 to 55,675 jobs. The SCAG (Southern California Association of Governments) baseline projection is 49,170 jobs while the County' s original projection for Buena Park is 55,675 jobs. A revised projection by the County for the City indicates 47,077 potential jobs. Given that the forecast is for a two-decade period and that many industrial uses are trending to a higher labor intensity, it is possible that the job projection could be as high as 55,000.

III.

RESOURCES AND CONSTRAINTS ANALYSIS

SECTION III: RESOURCES AND CONSTRAINTS ANALYSIS

INTRODUCTION

This section of the housing element provides an inventory of resources and constraints relevant to addressing Buena Park's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. (emphasis added)
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (emphasis added)
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction. (emphasis added)

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Site Availability

In October 1987, an interpretation of the State Attorney General added insight on how Councils of Government such as SCAG, must determine a locality's share of regional housing need. The question posed to the Attorney General by Senator Roberti was as follows:

Must the availability of suitable housing sites be considered based upon the existing zoning ordinances and land use restrictions of the locality or based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions (emphasis added).

The Attorney General's opinion * in regard to this important question is as follows:

"We find no indication in Section 65584 that current zoning ordinances and land use restrictions are to limit the factor of "the availability of suitable sites." A housing site would be unsuitable based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The planning process of Sections 65583 and 65584 contemplates an identification of adequate sites that could be made available through different policies and development standards. Existing zoning policies would be only one aspect of the "available data" upon which the factor of the "the availability of suitable sites" is to be considered under Section 65584.

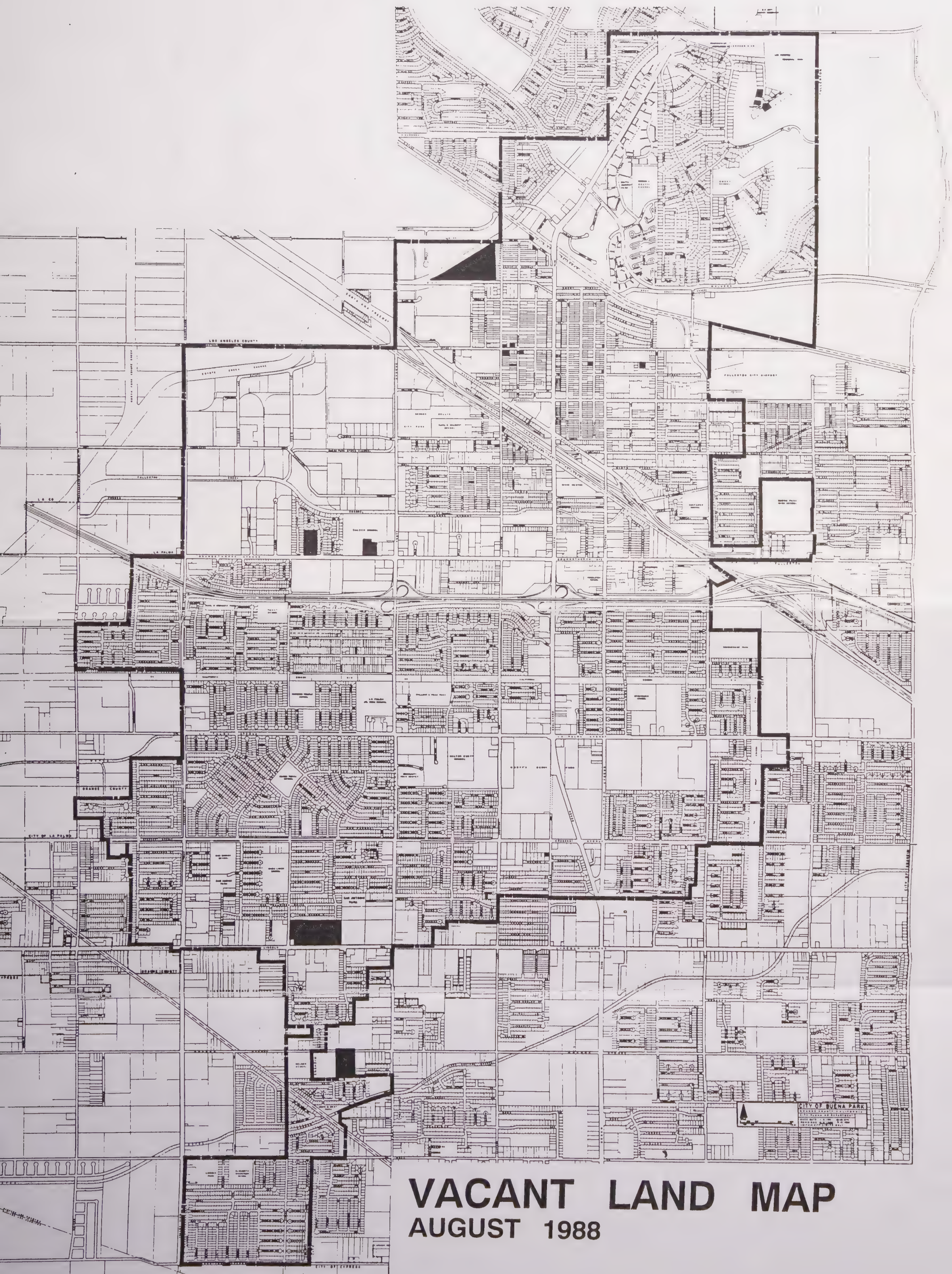
. . . We conclude that a council of governments must consider the availability of suitable housing sites based not only upon the existing zoning ordinances and land use restrictions of the locality but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions when determining a locality's share of the regional housing needs."

* Opinion of John K. Van De Kamp, No. 87-206, September 29, 1987.

Vacant Land

The production of new housing units in Buena Park is somewhat constrained by the lack of vacant land within the community suitable for residential use. As of August 1988, 2.8% of the City's 10.27 square miles are vacant which is depicted within the vacant land survey included within the appendix. Of the 186.51 acres of vacant land, 56.58 acres are zoned for residential development which are shown on the vacant land map on the following page. The remaining 129.93 acres, which are comprised of land of various sizes, contain two large sites that deserve mention.

A 67.88 acre parcel is presently zoned M-R, manufacturing research, and may not be suitable for residential for a variety of reasons. The property is within an A-10 flood zone as designated on the Federal Flood Insurance MAP, FIRM and is located between the Orange County Flood Controls' Brea Creek Channel and the AT & SF main line railroad tracks. Additionally, the site is in close proximity to Fullerton Municipal Airport. The



VACANT LAND MAP

AUGUST 1988

factors of flood hazard and noise have convinced the City that non-residential zoning is most appropriate.

The second largest non-residentially zoned property is 14.15 acres and is located just westerly of the 67.88 acre property. This site is zoned as open space and is owned by the Orange County Flood Control District. This property has the same basic constraints as the 67.88 acre parcel.

Removal of these two sites from the non-residentially zoned vacant land leave only 47.9 acres which are located in various parts of the City primarily in established industrial areas or along arterial highways. Therefore, much of the City's future housing will depend upon the recycling of presently developed land.

The following table separates the vacant land suitable for residential development into zoning categories and estimates potential number of units envisioned on these sites. The housing unit potential was developed utilizing the typical densities obtained on similar properties within the City under the same zoning categories. All of the City's zoning categories are fully described within the Land Use Control Section.

**CITY OF BUENA PARK: HOUSING UNIT POTENTIAL
ON VACANT SITES -- AUGUST 1988**

<u>Zoning Category</u>	<u>Housing Unit Potential</u>
RS-6	387 units on about 51 vacant acres scattered throughout the City
RS-8	1 unit on 1 subdivided and recorded lot
RS-10	6 units on 6 subdivided and recorded lots
RM-10	15 units on 1.15 acres in two sites
<u>RM-16</u>	<u>74 units on 13 scattered sites ranging in size from .12 to .43 acres</u>

483 Total Potential Housing Units

Source: Vacant Land Survey, August 1988 -- Development Services Department.

Recyclable Land

Approximately 44% of the City, not including streets and highways is zoned for residential development with 10% of the City in multi-family zoning. The multi-family zones have produced most of the recycled units within the City. The recycling area map on the following page (detail within appendix) depicts four (4) areas within the City where recycling is occurring. These areas can be best described as moderate sized parcels which are developed with a combination of single-family and multi-family units. In total, the areas encompass approximately 228 acres which are zoned RM-16. Under this zoning category the City has realized developments which range from 20-30 units per acre depending upon lot size and the developers desire to construct affordable units. (See detailed description of this zone within the following Land Use Control Section).

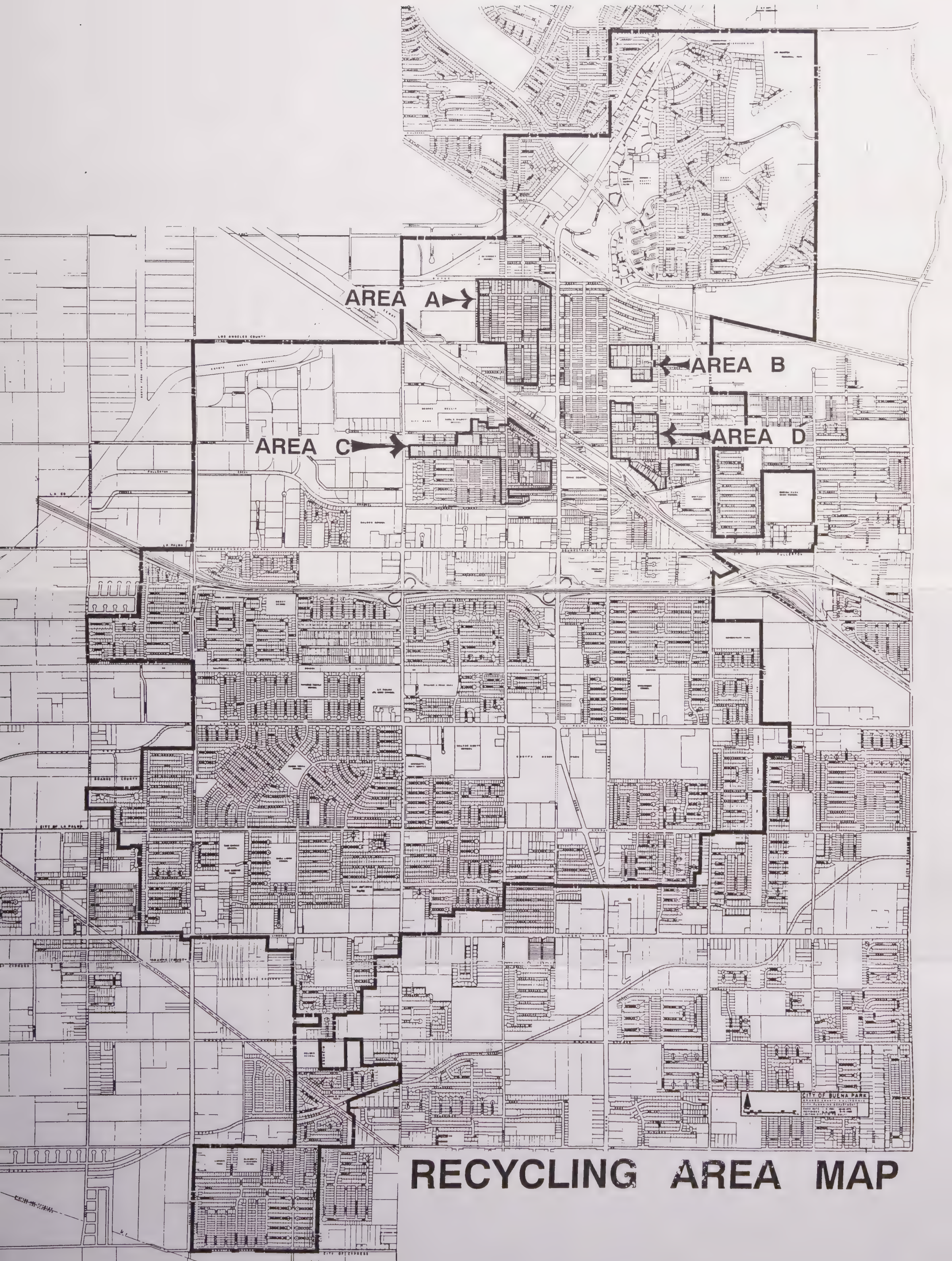
Buena Park's Housing Unit potential to the year 2010 is projected to exceed an additional 2500 housing units as described within the population trends analysis. Of this 2500 total units approximately 483 units can be produced on vacant land as noted earlier within this discussion. The remaining 2000 units will be developed through a combination of efforts including recycling, second units, and mixed use projects. The City has recently conducted land use studies within the four (4) recycling areas described previously within this discussion. These studies identified sites which are currently underdeveloped with single family dwellings or older multi family units. Of the 228 acres surveyed, more than 35% are underdeveloped and ripe for recycling, which equates to approximately 80 acres. Most of these properties are developed with single family dwellings which would be demolished in conjunction with the recycling effort. The study would suggest that approximately 200-250 single family units would be lost in conjunction with the recycling, resulting in a net increase of over 2000 units. The production of these additional housing units from recycling is supported by housing production trends over the past several years throughout the City. It must also be noted that a number of the single family units anticipated to be lost in the recycling effort have already been accounted for within the City's RHNA numbers for demolition (78 units).

The City's Engineering Department has confirmed that infrastructure to the available land inventory is adequate assuming the completion of the planned improvements as outlined in the Master Plans for Sewer, Water and Storm Drains. In addition, major residential developments usually are subject to environmental analysis that assesses

both the demand and supply of needed services. The deficiencies must be mitigated as part of the EIR process.

According to the City's Fire Marshal, generally the City's infrastructure (water supply for firefighting purposes) is sufficient to accommodate existing densities. However, all projects are evaluated on their individual merits and mitigation measures, if any, are required.

The City's Development Standards for multi family units have successfully resulted in 415 units over the initial reporting period of this element. These units are primarily within recycling areas and include numerous units within the affordable income range. The City's practice of encouraging recycling throughout its residential areas is an ongoing effort which has persisted over the past several years and will continue well into the future.



RECYCLING AREA MAP

GOVERNMENTAL CONSTRAINTS

Section 65583(a)(4) of the Governmental Code states that the Housing Element must contain an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing/permit procedures. This section of the Housing Element must also evaluate whether City policies and practices deter the maintenance and improvement of existing housing stock.

Land Use Controls

The Land Use Designations within the City's General Plan Land Use Plan Map are separated into three (3) broad categories ranging from low to high density. The following residential densities which can be achieved under each category are as follows:

	<u>Base Density</u>	<u>Maximum Density</u>
Low Density	2.72 DU/Acre	10.89 DU/Acre
Medium Density	10 DU/Acre	32 DU/Acre
High Density	20 DU/Acre	48 DU/Acre

Low Density Residential: Includes dwelling units from a base density of 2.72 du/acre to a maximum of 10.89 du/acre. Product types at the base density and below are typically detached single family units, while at the maximum density attached units may be necessary.

Medium Density Residential: Includes dwelling units from a base density of 10 du/acre to a maximum of 32 du/acre. Product types at the base density include townhomes and other attached housing types. At the higher allowable densities, housing product types would typically be stacked flat condominium/apartments and mid-rise condominium/apartments.

High Density Residential: Includes dwelling units from a base density of 20 du/acre to a maximum of 48 du/acre. Product types at the base density include stacked flat condominium/apartments. At the higher allowable densities, housing product types are

mid-rise condominium/apartments. Features to achieve such densities per net acre could include below grade parking or parking structures.

The City of Buena Park maintains seven (7) zoning districts which are intended to provide for a range of housing types and prices. A description of the zones including density factors are listed as follows:

1. RS-6, One-Family Residential Zone.

For the development and preservation of residential areas of single-family homes located on moderate to minimum-size lots on relatively flat terrain. Densities within this zone generally range from 6-10.5 units per acre depending upon the characteristics of the development including the cluster housing bonus program.

2. RS-8, Suburban Residential Zone.

For the development and preservation of residential areas of single-family homes on medium-size lots located in hillside areas or near a golf course. Densities within this zone generally range from 3-5 units per acre.

3. RS-10, Estate Residential Zone.

For the development and preservation of residential areas of single-family homes on relatively large lots located adjacent to or near a golf course. Densities within this zone generally range from 2-4 units per acre.

4. RS-16, Select Estate Residential Zone.

For the development and preservation of residential areas of single family homes on large lots in order to maintain a park-like setting within a hillside environment. Densities within this zone generally range from 1-3 units per acre.

5. RMH, Mobilehome Park Zone.

For the development and preservation of mobilehome park communities which are attractive for permanent residence and include the facilities and services for such residence. Densities within this zone range from 8-12 units per acre.

6. RM-10, Low-Density Multi-family Residential Zone.

For the development and preservation of relatively low-density garden apartments, townhouses, condominiums, and other forms of attached dwellings in an attractive environment, with outdoor areas for both private and common use. Densities for projects within this zone generally range from 10-20 units per acre depending upon lot size and use of density bonuses for affordable housing units. Specific densities for properties within the RM-10 Zone are based upon the following equation:

$$U = (10 + A) \times A$$

Where:

U = maximum number of dwelling units permitted

A = net site area in acres

Provided, U does not exceed $16 \times A$

Projects which provide affordable units are given a 25% bonus above the maximum number of units for non-elderly units and a 100% bonus for elderly units.

7. RM-16, Medium-Density Multi-family Residential Zone.

For the development and preservation of medium-density apartments, condominiums, and group quarters in locations convenient to community commercial, recreational, and cultural activities. Densities for projects generally range from 20-30 units per acre depending upon lot size and use of

density bonuses for affordable housing units. Specific densities for properties within the RM-16 Zone are based upon the following equation:

$$U = (20 + A) \times A$$

Where:

U = maximum number of dwelling units permitted

A = net site area in acres

Provided, U does not exceed $24 \times A$

Projects which provide affordable units are given a 25% density bonus above the maximum number of units permitted for non-elderly units and 100% bonus for elderly units.

Building Codes and Enforcement

The City of Buena Park has adopted the Uniform Building Code (UBC) which establishes the minimum standards for new construction. While the City may impose more stringent standards, it cannot adopt any which are below those of the UBC. No standards have been adopted above the minimum standards of the UBC.

Site Improvements

Future housing production will occur on both vacant and infill, recycling sites. The housing unit potential on vacant sites is not constrained by infrastructure; on-site improvements required by the City will be customary. The same is true for infill, recycling sites which are located in established neighborhoods.

Permits and Processing Times and Fees

When residential projects are initiated in the City, specific approvals are required which involve permits and inspections. The following table indicates the most common housing applications and attendant permit processing times.

CITY OF BUENA PARK: APPROX. DEVELOPMENT PROCESSING TIME - 1989

<u>Process</u>	<u>Time</u>
General Plan Amendment	7-10 weeks
Zone Change	11-13 weeks
EIR's	4-6 months
Tentative Tracts	4-6 weeks
Site Plan Review	3-6 weeks
Variance	3-6 weeks
Conditional Use Permit	3-6 weeks
Plan Checking/Building Permits	4-12 weeks

Note: Processing time commences when applications are accepted.

Source: Development Services Department

Fees are collected by the City to defray the costs of permit processing, inspections, environmental impact determinations, and other administrative expenses. As land use densities increase, the proportion of the cost borne by each unit decreases for those fees which are charge on a per acre basis. (A copy of the City's current Fee Schedule is included within the appendix).

The Orange County Building Industry Association conducts periodic surveys of development fees charged by cities. The fee categories include:

- | | |
|-------------------------------|--------------------------------------|
| • Environmental | • Capital Facilities and Connections |
| • Planning | • School Fees |
| • Building | • Other Fees |
| • Engineering and Subdivision | |

As the list below on the the total fees for a 50 unit subdivision with 1,600 square foot homes in each of the four cities indicates the City's fees are not excessive or pose a constraint:

- | | |
|--------------|----------|
| • Buena Park | \$6,062 |
| • Fullerton | \$6,289 |
| • Costa Mesa | \$8,279 |
| • Anaheim | \$11,052 |

NON-GOVERNMENTAL CONSTRAINTS

Nongovernmental constraints, within the context of the housing element legislation, consist of financing, land and construction costs. Usually, these factors are considered market conditions and also may include the prices and rents charged in the marketplace.

Financing Cost Trends

A survey was made of mortgage interest rates made available to qualifying borrowers as of June 1988. The rates quoted are on a 30-year, \$168,700 fixed rate mortgage. The eight banks included in the survey quoted rates ranging from a low of 10.163% to a high of 10.55%. The 28 savings and loans covered in the survey quoted rates ranging between 9.98% and 10.61%.

When interest rates increase, they can cause substantial increases in the monthly payments required for the same mortgage amount for new homebuyers. For instance, the difference between the monthly payment on a mortgage amount of \$80,000 at a 10% versus 16% interest rate is \$374. This dollar amount differential is on the order of what a current homeowner is spending on mortgage payments for a house that was bought in the early 1970s for a now modest \$35,000 to \$40,000.

Land Prices

Land costs are a major contributor to overall housing production prices. There are a few vacant parcels of significant size and the asking prices of these is unknown. In many areas, the land costs are, in part, associated with the costs of the single-family dwellings now on the sites.

Data on land values was collected from the experience of local developers and recent sales. The local developers contacted indicated that land values in multi-family zones are in the range of \$30,000 to \$35,000 per unit. Land prices within the single family areas range from \$75,000 to over \$250,000 depending upon zoning and location.

Construction Costs

1. Areawide Trends:

Construction costs include the materials and labor necessary to build the structure. These costs will vary widely depending on the quality features (e.g., size, roofing, carpeting, etc.) which are incorporated in the structure. Because of these factors, it is difficult to establish an absolute measure of construction costs. An enhanced understanding of construction costs impacts is acquired by tracking the relative changes in this production cost category over time.

Trends in single-family construction costs are available for the period of January 1969 to October 1987. During this period the single-family home construction costs have increased nearly three-fold. A home that cost \$50,000 in 1969 would now cost \$135,000. These cost trends, which are monitored by the Marshall and Swift Company, and published quarterly by the Real Estate Research Council of southern California, are issued with respect to a one-story three-bedroom, two bath, wood frame, single-family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet.

Apartment construction cost trends are available for the period between January 1976 and October 1987. During this time span, the apartment construction costs have more than doubled. An apartment building which in 1976 cost \$410,250 to construct would now cost \$858,400. The prototypical apartment building for the construction cost trends consist of 28 one- and two-bedrooms, laundry room and small lobby. The structure is of average quality and the costs do not include elevator, garages or site improvements.

2. Local Conditions:

The per unit construction costs for multi-family housing range between \$58 and \$60 per square foot. The dollar range includes all costs (i.e., labor, materials, permits and fees) except for land costs and profit margin. Thus, the construction costs for a 950 square foot, 2-bedroom unit are estimated to be \$57,000.

Sales Housing

1. Areawide Trends:

The cost of ownership housing has continued to increase throughout the State, particularly in Southern California. Despite lower mortgage interest rates, the seasonal jump in home sales prices reduced the proportion of California households who could afford to purchase the state's median priced home to 31% in March 1988, according to the California Association of Realtors. This is a one percentage point drop from the 32% reported in February 1988.

Compared to March 1987, when 35% of all households throughout the State could afford to purchase the median priced home of \$134,954, the 1988 index is four percentage points lower. Continuing upward pressure on home prices has dramatically reduced affordability even though homebuyers continue to use discounted ARMs in order to ease the burden of monthly mortgage payments. The affordability index for the nation as a whole remained well above California's index in March. Nationally, the percentage of all homebuyers could afford to purchase the nation's median priced home of \$88,700 remained unchanged from the 49% reported in February 1988.

The San Diego, Orange County and Sacramento areas all reported a drop in affordability in March 1988. Orange County's index showed the largest month to month decline, tumbling from 28% to 24%. San Diego's index fell from 31% to 30%, while the Sacramento index also slipped from 54% to 53%. In the Riverside/San Bernardino area, affordability remained constant at 49% during the period.

2. Local Conditions:

Sales data were assembled for a six month period in 1988 and are shown in the following table and chart by bedroom size.

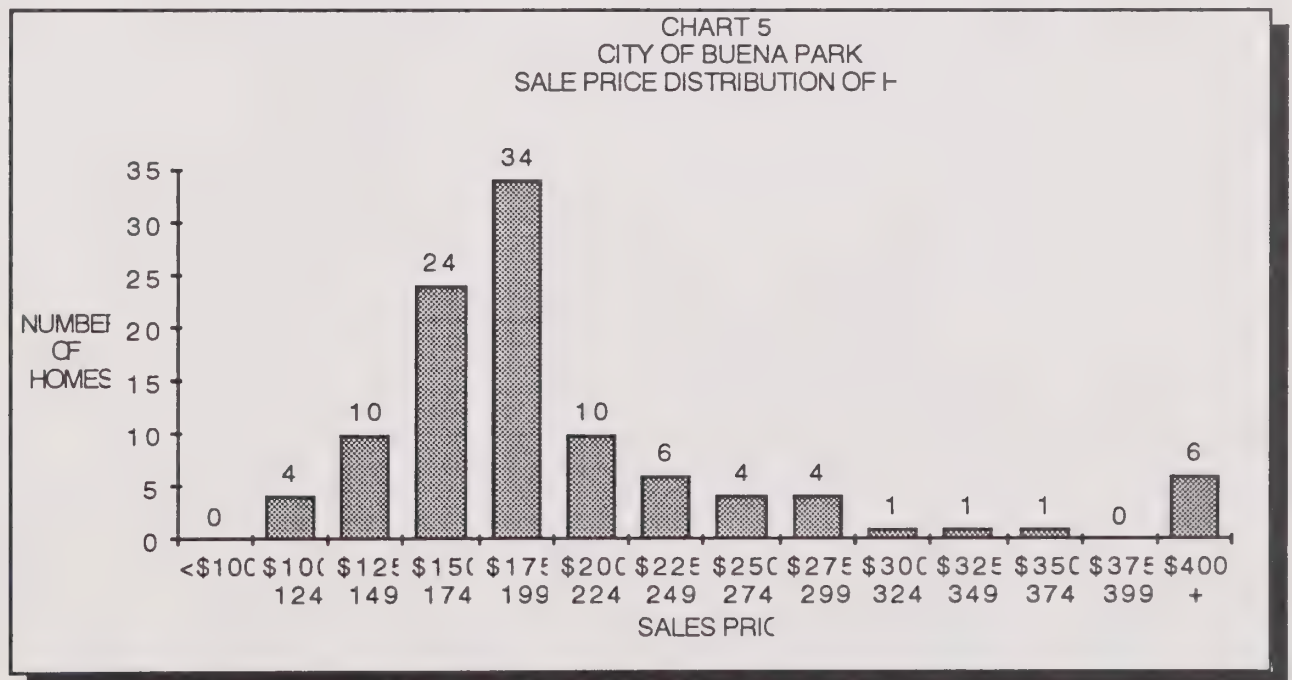
**CITY OF BUENA PARK: SALES PRICE DISTRIBUTION
BY BEDROOM SIZE: 1988**

	<u>2 Bdrm.</u>	<u>3 Bdrm.*</u>	<u>4 Bdrm.**</u>	<u>5 Bdrm.</u>	<u>Total</u>	<u>Percentage</u>
< \$100,000					0	0
100-124,999	4				4	3.8%
125-149,999	6	4			10	9.5%
150-174,999		15	9		24	22.9%
175-199,999	1	20	12	1	34	32.4%
200-224,999		5	5		10	9.5%
225-249,999		2	4		6	5.8%
250-274,999			2	2	4	3.8%
275-299,999		2	2		4	3.8%
300-324,999			1		1	0.9%
325-349,999			1		1	0.9%
350-374,999			1		1	0.9%
375-399,999					0	0
400 +		1	2	3	6	5.8%
Total:	11	49	39	6	105	100.0%

* Two sales prices NA

** One sales price NA

Source: Century 21, Buena Park office.



Listed below are the recent (February 1989) asking sales prices of single family homes in Buena Park:

<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4 Bedroom +</u>
\$135,000	\$167,000	\$148,900
\$140,000	\$172,000	\$189,500
	\$179,000	\$189,900
	\$199,000	\$199,500
	\$199,900	\$205,000
	\$205,000	\$210,000
	\$209,000	\$212,500
	\$210,000	\$214,900
	\$219,900	\$385,000
	\$245,000	\$358,000

IV.
FIVE YEAR HOUSING PROGRAM
NEEDS ANALYSIS

SECTION IV: FIVE-YEAR HOUSING PROGRAM NEEDS ANALYSIS

INTRODUCTION

Local housing elements, pursuant to State Law must include a 5-year Housing Program indicating the housing needs and specific actions to be implemented to achieve the needs of the community. This Section designates those provisions, but first evaluates the specific housing needs of the City.

Definition of Need

California housing law requires regional planning agencies to identify "existing" and "future" housing needs every five years. The Southern California Association of Governments (SCAG), is the regional planning agency responsible for estimating the existing and future needs numbers for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model (RHAM); in 1988, the same planning tool was re-named to Regional Housing Needs Assessment (RHNA).

"Existing" and "future" need are identified by SCAG every five years pursuant to the authority granted in the State housing law. "Existing Need" is defined as the number of lower income households currently overpaying for housing; that is, expending 30% or more of income on housing costs as of January 1, 1987. "Future Need" is defined as the number of additional housing units by income level that will have to be added to each jurisdiction's housing stock from July 1, 1989 to June 30, 1994, in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Existing Housing Assistance Needs

In the 1988 Regional Housing Needs Assessment (RHNA), existing need is defined as the number of resident lower income households paying 30 percent or more of their income for housing. Previously, the same definition had been used in the 1983 Regional Housing Allocation

Model (RHAM). The 1980 Federal Census was the primary data source for both the 1983 RHAM and 1988 RHNA.

According to the RHNA, there are 4,017 resident lower-income households in Buena Park paying 30 percent or more of their income on housing costs. This number equals 17.6 percent of Buena Park's total resident households. The income and tenure distribution of these 4,017 lower-income households is set forth in the table below.

**EXISTING HOUSING NEED
BY INCOME AND TENURE: 1987**

	Owner	Renter	Total
• Very Low Income (0-50% of median income)	623	1,881	2,504
• Low Income (50%-80% of median income)	<u>325</u>	<u>1,188</u>	<u>1,513</u>
Total	948	3,069	4,017

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988.

According to the U. S. Census, the median household income for Buena Park was \$23,561 in 1989. No 1990 Census statistics regarding median household income are available at the present time.

The median income in 1980 varied widely by census tract, with highs of \$21,154 and a low of \$13,090. Four income levels are identified in State law. These are:

- "Very Low" -- less than 50% of the Orange County median income
- "Low" -- 50% - 80% of the median income
- "Moderate" -- 80% - 120% of the median income
- "High" -- more than 120% of the median income

The following table indicates the caps for all income categories for 1991, as provided by HUD.

**LOW/MODERATE INCOME CATEGORIES: 1991
1991 MAXIMUM ANNUAL INCOME LIMITS**

Household Size (persons)	Very Low (50% of Median)	Low (80% of median)	Moderate (120% of Median)
1	\$18,250	\$26,600	\$43,850
2	20,900	30,400	50,100
3	23,500	34,200	56,400
4	26,100	38,000	62,650
5	28,200	41,050	67,650
6	30,300	44,100	72,650
7	32,350	47,100	77,700
8 or more	34,450	50,150	82,700

Source: U. S. Department of Housing and Urban Development.

Future Housing Assistance Needs

In the 1988 Regional Housing Needs Assessment (RHNA) future need is defined as the number of additional housing units by income level that will have to be added to each jurisdictions housing stock from July 1, 1989 to June 30, 1994. Under Section 65584(a), of State Law, regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- Market demand for housing
- Availability of suitable sites
- Commuting patterns
- Housing needs of farm workers
- Employment opportunities
- Availability of public facilities
- Type and tenure of housing needs

In addition, the distribution of housing needs pursuant to the State housing element law, must seek to avoid further "impaction" or concentration of lower income households. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 Regional Housing Needs Assessment (RHNA) deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, "...a locality's share of the regional housing needs includes that

share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction's general plan." (Section 65584(a)). In addition, according to that same section, "Each locality's share shall be determined by the appropriate councils of government consistent with the criteria" set forth by the State Department of Housing and Community Development. In the case of Buena Park, this appropriate council is the Southern California Association of Governments (SCAG). In determining required needs of each jurisdiction, SCAG states the following:

"Identification of future need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied."

In June 1988 SCAG identified the number of housing units (by income level) should be added to each jurisdiction's housing stock from July 1, 1989, to June 30, 1994. In addition, "the State HCD has pointed out to SCAG that localities must account in their Housing Elements for the Future Needs that will have already occurred during the 1- 1/2 year "gap" period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 "gap" period to the estimated accrual of need..." The RHNA identified the following needs for Buena Park:

**REGIONAL HOUSING NEEDS ASSESSMENT:
JANUARY 1988 TO JULY 1994**

<u>Income Level</u>	<u>Number</u>	<u>%Distribution</u>
Very Low	212	16.2%
Low	284	21.6%
Subtotal	496	---
Moderate	328	24.9%
High	494	37.3%
Subtotal	822	---
Total	1,318	100.0%

The Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments projects a need for 1,318 new housing units during the six and one-half year period from January 1988 to July 1994. During the eighteen (18) month "gap" period (January 1988 to June 1989) 251 housing units were constructed. These housing units were available to the following income levels:

Very Low	15 units
Low	89 units
Moderate	112 units
High	35 units
Total	251 units

In addition, between June 1989 and January 1990, the City completed an additional 16 housing units and issued an additional 148 building permits for new residential units during the same time period.

These 164 "new units" are divided into the following income categories:

Very Low	10 units
Low	48 units
Moderate	84 units
High	22 units
Total	164 units

In total therefore, between January 1988 and January 1990, the City both constructed and issued building permits for 415 housing units. Based upon prior discussion of available sites to develop sufficient housing units within the City it must be noted that 13 of the units noted herein were constructed on vacant sites. Therefore, the remaining 402 units were generated from underutilized land within the City. In order to determine the affordability of these units the City has researched its Density Bonus reporting files and utilized a comparative rental survey. For purposes of the rental survey the following rents were derived for the very low, low and moderate income categories based upon 30% of income allocated for housing cost.

Persons Per Household	Very Low	Low	Moderate
1	\$456	\$665	\$1096
2	\$522	\$760	\$1252
3	\$587	\$855	\$1410
4	\$652	\$950	\$1566
5	\$705	\$1026	\$1691

These 415 units will contribute to meeting the City's "share of regional housing needs." The remaining production target is as follows:

Housing Need (6-1/2 Year)	1,318 dwellings
Less: Housing Production to Date (January 1988 to January 1990)	415 dwellings
Production Target	903 dwellings

Quantified Objectives

State Planning and Zoning Law (Housing Element Requirements) recognizes that the total housing needs identified by local and regional agencies "that exceed available resources and the community's ability to satisfy this need within the content of the General Plan Requirements outlined in Article 5 (commencing with Section 65300)." Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated and conserved over a five-year time frame." The Quantified Objectives presented herein represent the most diligent good faith effort which the City of Buena Park considers possible. The actual number of units that will be generated will depend upon funding availability, development opportunities, economic conditions and other related circumstances.

The City of Buena Park has established a five-year housing goal of constructing 1,027 new housing units, rehabilitating another 250 housing units and conserving an additional 500 "affordable" units. This goal does not fulfill the ideal objective of providing 1,318 new housing units as established under the Regional Housing Needs Assessment Model. The City's inability to achieve this higher number is due to the constraints identified in this Element. In particular, the State and National economic recession has had a substantial impact on the production of new housing stock. When market conditions improve, the City believes that it has the necessary land resources, development standards and programs to revive the City's housing industry.

The City's future production of new housing units to the end of the Five-year Housing Program (to July 1994) is projected to include 612 units. This projection, occurring over a 4 1/2 year time period correlates with the City's average yearly production of 139 units based upon a 10 year

average (April 1980 - March 1990). It is anticipated that these 612 new units will be made available to the following income groups:

Income Level	Number	% of Distribution
Very Low	70	12%
Low	140	22%
Moderate	152	25%
High	250	41%
Total	612	100%

By using these projections coupled with the current production of new housing units since January 1, 1988, (RHNA Model), the following table compares the Regional Housing Assessment Needs against the City's estimated production (Quantified Objective) ending on July 1, 1994.

**ESTIMATED PROJECTION OF NEW UNITS
BY INCOME CATEGORY**

Income Level	RHNA Projection	City Projection	% of RHNA Goal
Very Low	212 Units	95 Units	45%
Low	284	277	97%
Moderate	328	348	106%
High	494	307	62%
Total	1,318 Units	1,027 Units	78%

Recent amendments in State Housing Law, effective January 1, 1992, require the City to establish its quantified objective for construction, rehabilitation, and conservation units. The following table represents the City's quantified objective within these categories.

	Very Low	Low	Moderate	High
Construction	95	277	348	307
Rehabilitation	55	70	125	—
Conservation	70	140	290	—

The breakdown of the new units by income category indicates that the majority of units produced to date are within the very low to moderate-income categories. This housing production confirms the City's commitment to affordable housing units. However, the City also recognizes its need to produce units within the higher income category as noted within the RHNA Model. It is anticipated that several new units within this category will be produced on some of the larger vacant sites

within the community and within scattered infill sites. The units within this category would typically consist of a combination of attached and detached single family units.

Additionally, the City is anticipating the rehabilitation of approximately 250 housing units during this time frame. The City currently administers programs which assist both single- family and multi-family dwelling units. Under these programs the City provides low cost loans, rebates, and grants to low- and moderate-income households for the purpose of upgrading housing units to meet Uniform Building Code requirements and to avoid over building of households.

The City further is committed to encourage continued rental assistance programs to available households. The City's Section 8 Rental Assistance Program is administered by the Orange County Housing Authority. Continued participation in this program is expected to provide assistance to approximately 500 households.

Additional assistance will be provided through the City's Land Write Down Program and Subsidy Program administered through CDBG funds and the Redevelopment Set-aside Fund.

V.

FIVE YEAR HOUSING PROGRAM
GOALS, POLICIES, AND PROGRAMS

SECTION V: FIVE YEAR HOUSING PROGRAM, GOALS, POLICIES AND PROGRAMS

INTRODUCTION

This section contains the City's housing implementation program. It has been formulated in consideration of several factors, including the areas of greatest housing need in the City; the obstacles and restrictions that must be recognized in addressing housing needs; and opportunities and resources that are available to help solve housing problems.

The housing implementation program has been divided into three parts, each of which deals with related housing issues: (1) Housing Provision and Affordability; (2) Housing Accessibility and Special Needs; and (3) Housing Improvement and Maintenance. Each part of the housing program is composed of the following subsections:

Introduction. The introduction describes the framework, orientation and background of the topic.

Issue Statement. This subsection identifies and evaluates the pertinent issues of each housing component and includes a strategy for resolution of these issues.

Goals. These are statements that represent the ultimate purpose of the housing program and function as an indicator of the priorities and objectives of the plan.

Policies. These statements indicate the particular course or direction that the City will pursue regarding various housing matters.

Programs. The housing programs consist of a set of specific actions that the City intends to carry out in its efforts to fulfill its policies and attain its goals. Each action is listed along with its anticipated impact, the agency responsible for carrying it out, the source of financing involved (if any) and the time frame for its implementation.

HOUSING PROVISION AND AFFORDABILITY

INTRODUCTION

This area of concern covers two of the most basic housing issues: (1) providing enough housing to accommodate all of the households in the City; and, (2) providing housing that all of the City's households can afford. High land costs and other market forces have increased the cost of much of the City's housing and have caused the majority of single-family dwellings produced on the open market to be priced beyond the means of low- and moderate-income households. Furthermore, the ability to produce new affordable housing in Buena Park is constrained by a significant shortage of vacant land for development of this nature. Consequently, one of the City's largest housing needs and one of the primary focuses of this section is to provide for the creation of as much new low- and moderate-income housing as possible and to try to preserve the City's existing lower cost housing.

ISSUE STATEMENT

Redevelopment Program

One of the City's principal resources to facilitate the production of affordable housing is the 20 percent Set-Aside of Low- and Moderate-Income Housing Fund. Health and Safety Code Section 33334.2 requires that for each redevelopment project, the redevelopment agency must expend 20 percent of the tax increment (i.e., property tax revenue generated from increases in property values in the project area after adoption of the redevelopment plan) on "increasing and improving the community's supply of low- and moderate-income housing."

The Health and Safety Code authorizes a broad range of uses for the 20 percent set-aside including:

- Acquisition of land or buildings;
- Construction of buildings;
- Rehabilitation of building;
- Provision of subsidies for financing housing.

The Housing Fund must be spent on housing which is "available at affordable housing cost" to persons and households whose income level for low- and moderate-income is 120 percent of the

area median income as established by the United States Department of Housing and Urban Development. Thus, the housing set-aside funds cannot be used to assist or provide housing which will be for persons or families whose incomes exceed 120 percent of the area median.

The City of Buena Park currently maintains three (3) redevelopment project areas within its jurisdiction. The Central Business District (CBD) Project Area was established in 1979 and was amended in 1981 to include additional sites. The next area was established in 1985 and is referred to Redevelopment Area No. 2 which consists of twenty-six (26) noncontiguous sites throughout the community. The most recent area was established in 1990 and is referred to as Project Area No. 3 which consists of five (5) noncontiguous sites throughout the community. The current balance in the redevelopment Set-Aside Fund is approximately \$850,000. Over the next five years, we estimate that another \$4,423,433 will be added to the Set-Aside Fund resulting in \$5,273,433. The agency has given direction regarding future use of this fund to encourage new affordable housing opportunities. Approximately 30 percent of the funds are projected for single-family housing opportunities, 60 percent for a variety of multi-family housing opportunities including senior housing with the remaining 10 percent earmarked for a rental rehabilitation program for existing units.

In evaluating the various programs available for use of the Housing Fund, the Agency recognized specific needs within the community. These needs include first time home-buyers, senior housing, housing for persons of low to moderate-income, and rehabilitation of existing housing stock. A description of implementation programs earmarked for the Housing Fund include the following:

1. Single-Family Housing: Assist developers of single-family, detached or attached units to encourage sales to low- and moderate-income households through a variety of low interest loan programs and/or subsidy programs. Furthermore, the City is committed to continue its down payment loan program for first-time home buyers. The City has further discussed the option of assembling land for the purpose of selling it to a developer at below market rates in exchange for affordable for-sale, single-family housing. The issue which requires agency direction is that of land banking. The staff would actively look for dilapidated units or underutilized sites that are for sale on the open market then land bank the sites until enough parcels are assembled to do a major development that would make a difference in a neighborhood, and would be financially feasible for a developer and the Agency. City staff would look primarily for underdeveloped parcels (i.e.,

large lots with one small dilapidated housing unit) or staff could target specific areas that could be developed for new housing.

2. New Construction - Rental Housing, Multi-Family: Pursue developers of multi-family housing developments with land write-downs or rental subsidy programs in areas zoned for multi-family dwelling units, in exchange for a percentage of the units to be reserved for low-/moderate-income tenants at affordable rents for 30 years. Affordable rents are 30 percent of tenant total monthly income.
3. New Construction - Senior Citizen Housing: Assist developers in assembling parcels of land large enough to accommodate multi-unit, rental, senior housing projects. The Agency could also assist developers in construction financing where the Agency provides a subsidy amount sufficient to off-set the cost of providing affordable units to lower income senior citizens. The City has previously entered into rental subsidy agreements with developers using CDBG funds. While the projects completed with a rental subsidy agreement were not specifically for seniors, the basic fundamental for a senior project would be the same, with deed restrictions that require the owner to rent to seniors 55 years and older.

The low/moderate housing funds could assist developers in assembling parcels of land adequate in size to accommodate the development of "for sale" senior housing, i.e., townhomes and condominiums. The funds could also be utilized to purchase single-family homes from seniors who wish to locate in the senior development and to make them available for first-time buyers.

4. Rental Rehabilitation Program (RRP): The agency could utilize low//moderate funds to assist owners of multi-family rental units in the repairs and renovation of existing housing. The City currently utilizes Rental Rehabilitation Grant monies from HUD to assist apartment owners; however, the City has recently been informed that this program is no longer in effect. Therefore, the City is currently designing a similar program utilizing a portion of the Set-Aside Fund. Under the program, the property owner would be required to reserve a percentage of their units for affordable income households in exchange for participation in the program.

Section 8 Program

The Department of Housing and Urban Development (HUD) Section 8 Program provides direct rental subsidies to very low-income renters. In most cases HUD supplies funds to a local agency, such as the Orange County Housing Authority, which then handles the administration of program implementation. A prospective recipient submits a rental assistance application (including verifiable income information) to the Housing Authority. If income qualifications are met, the applicant must either currently occupy or locate a rental unit that is below a maximum specified rent level. Once all Rental Assistance Program qualifications are met, recipients are required to pay 30 percent of their income toward rent, with the remaining cost paid by Section 8 funds. In Buena Park, 543 families have rental assistance certificates under the HUD Section 8 program.

County of Orange Housing Revenue Bond Program

The County of Orange Housing Revenue Bond Program provides funds for low-interest development and construction loans to developers via the sale of tax-free municipal bonds. The Bond Program is actually divided into two sub-programs: multi-family rental developments and single-family, for-sale developments. To qualify for loans under this program, 20 percent of the units of a multi-family rental development must be made affordable to persons earning 80 percent or less of the County's median income, while 100 percent of the single-family units must be affordable to persons earning 120 percent or less of the County's median income. Additionally, units must be sold to first-time buyers and buyers must express an intent to occupy the unit for at least two years.

Manufactured and Modular Housing

Manufactured housing (mobile homes) and modular housing (factory-built housing) offer alternatives to conventionally constructed homes. These two housing types are similar in that both are constructed in a factory and then transported to the building site in one or more sections for assembly. Beyond that similarity, however, basic differences exist between manufactured and modular housing in the areas of construction and installation requirements and in the level of local government control.

1. Manufactured Housing

Manufactured housing is built in a factory to Department of Housing and Urban Development standards, in place of more stringent California Uniform Building Code standards, and is usually promoted as a lower cost housing alternative. The California State Legislature passed a law in 1981 requiring localities to either allow manufactured housing in all single-family residential zones or designate specific areas in which manufactured housing could be located. This law also states that manufactured housing must be installed on State approved foundations and that local governments must limit architectural review to roof overhangs, roofing and siding material.

2. Modular Housing

Modular housing, like manufactured housing, is built in a factory and assembled in sections at the building site. Unlike manufactured housing, however, modular housing must be installed on a permanent foundation, and must be built to the same California Uniform Building Code standards and subjected to the same local government review and approval process as site-built housing. This type of housing would most likely be appropriate on small lots or as infill in areas that are not fully developed. Constraints, such as unusual site configurations and high land costs, may serve to limit the use of such housing in the City.

State Density Bonus

The City's density bonus program encourages developers to construct units for the low- and very low-income, and elderly households. The City must grant a developer a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- 20 percent of total units for lower income households (incomes less than or equal to the area median of \$49,100; rents less than or equal to 30 percent of 60 percent of area median);

- 10 percent of total units for very-low income households come less than or equal to 50 percent of area median of \$49,100; rents less than or equal to 30 percent of 50 percent of area median);
- OR 50 percent of total units for senior citizens (62 years of age or older, or 55 year of age or older if a senior citizen development).

Density bonus programs can help increase the number of affordable units for the low to very low-income persons, as well as for the elderly.

The City of Buena Park has been very successful with its density bonus program. Since 1988, 123 low- and moderate-income units have been approved and/or developed under the density bonus program.*

- * In 1990, the State Density Bonus Law was changed to include only low- and very low-income household units. Previously, the program allowed for moderate-income households as well.

Second Units

Second units, also referred to as "in-law apartments," "granny flats," or "accessory apartments," offer an additional source of affordable housing to homeowners and the community. By promoting the development of second units, a community may ease a rental housing deficit, enable homeowners with declining incomes to supplement their incomes, and make more economical cause of land and existing infrastructure.

Second units are located on the same lot as the primary unit and provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. Second units can be created by partitioning floor space within an existing structure, by adding an accessory structure (either attached or detached), or by a combination of the two techniques.

The City of Buena Park defines second units as a "fully equipped dwelling unit which is ancillary and subordinate to a principal dwelling unit located on the same lot in a single-family residential zone" (City of Buena Park Zoning Ordinance, Section 19.104.480). Second dwelling units are subject to various requirements, that include:

- The parcel must contain an existing, single-family dwelling;
- The applicant shall be an owner-occupant of the lot or parcel upon which the primary dwelling is situated;
- The second dwelling unit provides complete, independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.
- The second dwelling unit shall comply with all height, setback, lot coverage and other applicable zoning requirements of this Division, except that only one additional parking space within a garage shall be required for the second unit;
- The second unit is attached and is located within the living area of that residence.

GOALS

1. Create housing opportunities that are sufficiently diversified in costs to meet the affordability needs of all city households.
2. Create housing that is sufficiently diversified in size, type and tenure to meet the housing needs of all households.
3. Develop residential environments within the City of Buena Park which are safe and attractive and which provide the City's residents with access to employment opportunities, community facilities and proper services.
4. Promote the maintenance and enhancement of the existing viable housing stock and neighborhoods within the City.
5. Provide suitable sites within the City for housing development which accommodates a range of housing by type, size, location price and tenure.
6. Continue to provide housing opportunities for the various economic segments and special household needs of the City.

7. Continue to provide affordable housing opportunities within the City for both owner and renter households.
8. Continue to promote equal housing opportunity in the City's housing market on the basis of age, race, sex, marital status, ethnic background, source of income and other factors.
9. Pursue appropriate actions which address prospective housing needs.

POLICIES

Conserve and Improve Existing Stock

1. Continue to enforce the adopted codes which set forth the City's minimum acceptable standards for the occupancy of existing housing.
2. Provide financial incentives throughout the City for the repair and rehabilitation of existing housing with substandard conditions.
3. Facilitate the removal of existing housing posing serious health and safety hazards to residents and adjacent structures.
4. Continue to furnish city services and facilities that encourage neighborhood pride and property maintenance.

Assist in the Development of Affordable Housing

1. Continue to encourage density bonuses as a means of enabling the development of new housing for very low- and low-income households.
2. Pursue CDBG or other government funding to subsidize design and improvement costs for low- and moderate-income housing projects.
3. Encourage the participation and financial commitment of the private sector in meeting the housing needs of the City.

4. Continue to utilize the 20 percent redevelopment set-aside fund as a major method to facilitate new, affordable housing, particularly for seniors and first-time buyers.
5. Monitor State and Federal programs for their applicability to meeting the City's unmet housing needs.
6. Encourage private developers and lending institutions to participate in financial programs which provide housing for low- and moderate-income households.
7. Promote the availability of adequate rental housing within the City for all economic levels.
8. Require continued affordability provisions for low- and moderate-income units constructed as a result of City housing regulations.
9. Work with non-profit housing providers to develop or preserve housing for low- and moderate-income households.

Adequate Housing Sites

1. Encourage the provision of a wide range of housing types that are adequately served by public services and meet the needs of the various economic segments living in the City.
2. Encourage development of residential uses in strategic proximity to employment centers and transportation routes.
3. Adjacent land uses which are compatible with residential development.
4. Encourage housing on sites which have convenient access to:
 - Public transportation and freeways
 - Employment centers
 - Recreational facilities (passive and active)

- Schools
- Neighborhood commercial areas

5. Where feasible, locate residential development outside flood hazard, high seismic hazard and noise hazard areas to protect residents. Where unavoidable, adequate mitigation measures shall be integrated into development plans.
6. Encourage the preservation and expansion of rental housing opportunities in the City.
7. Encourage the preservation of existing sound low- and moderate-income housing.

Removal of Governmental Constraints

1. Continue to process on a streamline basis applications for residential developments.

PROGRAMS

1. **ACTION:** Use redevelopment set-aside funds to ensure preservation of low- and moderate-income, single-family housing, multi-family rental housing, affordable senior citizen housing and rehabilitation of existing multi-family rental units.

Anticipated Impact: Production and long-term maintenance of low- and moderate-income housing units.

Responsible Agency: City of Buena Park Redevelopment Agency.

Financing: Tax increment financing.

Time Frame: Continuous.

2. **ACTION:** The City will evaluate development standards within its commercial zoning districts which would facilitate the construction of residential units in conjunction with commercial projects.

Anticipated Impact: Potential creation of additional housing development opportunities.

Responsible Agency: Development Services Department.

Financing: Department budget.

Time Frame: Evaluation of these standards will be completed by September 1992 and changes will be implemented by February 1993.

3. **ACTION:** The City will facilitate applications for funding, either directly or cooperatively with developers, for various housing subsidy programs. Programs which have been identified for potential use within the City include the following:

- Rental Housing Construction Program
- Family Housing Demonstration Program
- California Homeownership Assistance Program
- California Housing Rehabilitation Program - Owner Component
- California Housing Rehabilitation Program - Rental Component
- California Energy Conservation Rehabilitation Program
- Pre-development Loan Program
- Senior Citizen Shared Housing Program

Anticipated Impact: Potential new source of financing for affordable housing opportunities.

Responsible Agency: Development Services Department.

Financing: Department Budget.

Time Frame: The City will actively market these programs to a variety of developers on a continuous basis.

4. **ACTION:** Actively solicit proposals from developers of suitable sites for low- and moderate-income housing and encourage joint venture development with the private-sector through land write-downs and/or subsidy programs.

Anticipated Impact: Creation of new housing opportunities.

Responsible Agency: City of Buena Park.

Financing: Redevelopment set-aside funds and CDBG Funds.

Time Frame: Continuous.

5. **ACTION:** When City owned land suitable for residential use is no longer needed for public purposes the City will first offer the land to developers of affordable income housing units, including non-profit housing developers.

Anticipated Impact: Expansion of the potential use of available land resources for low- and moderate-income housing. Possible provisions of low- and moderate-income housing sites without expenditure of funds for land acquisition.

Responsible Agency: City of Buena Park.

Financing: N/A

Time Frame: Consideration of City-owned property will be on an on-going basis. Actual selection and use will be dependent upon the relative suitability of City-owned property in comparison to other potential sites.

6. **ACTION:** Pursue CDBG funding for eligible low- and moderate- income housing design costs, site improvement/rehabilitation costs and land write-downs.

Anticipated Impact: Enhancement of the economic feasibility of potential low- and moderate-income housing projects. Long-term maintenance of existing affordable housing stock.

Responsible Agency: Development Services Department.

Financing: CDBG funds.

Time Frame: Continuous and as appropriate circumstances arise.

7. **ACTION:** Provide incentive programs such as reimbursement of fees, relaxed development standards and density bonuses in the development of permanent

low- and moderate-income housing projects that are privately sponsored.
Emphasize the establishment of new Section 8 units through the program.

Anticipated Impact: Production of low- and moderate-income housing units.

Responsible Agency: Development Services Department.

Financing: Redevelopment Set-Aside Fund.

Time Frame: Continuous.

8. **ACTION:** As part of the approval process for privately-sponsored low- and moderate-income housing projects, impose adequate requirements to assure that units will continue to be priced at intended levels and that occupancy restrictions related to income and age will continue to be observed. It may include a condition of approval that identifies a monitoring agency who will be responsible for the implementation of affordable rents.

Anticipated Impact: Assurance that privately produced low- and moderate-income housing will continue to remain affordable and occupied by intended types of households.

Responsible Agency: Development Services Department and City Attorney.

Financing: Department Budget and Redevelopment Set-Aside Fund.

Time Frame: Continuous.

9. **ACTION:** Solicit involvement with the Buena Park Board of Realtors and periodically inform real estate organizations of the City's need for low- and moderate-income housing sites and the incentive programs available to encourage creation of such housing.

Anticipated Impact: Increased awareness of affordable housing needs by those individuals working in the real estate profession.

Responsible Agency: City of Buena Park/Buena Park Board of Realtors.

Financing: None.

Time Frame: Continuous.

10. **ACTION:** Provide information to landlords regarding participation in the Section 8 rent subsidy program and low-interest rehabilitation loans.

Anticipated Impact: Potential increase in the availability of rental units in Buena Park for participants in the Section 8 program and the City's low-interest rehabilitation loan program.

Responsible Agency: Development Services Department.

Financing: Department Budget, Redevelopment Set-Aside Fund, and CDBG Fund.

Time Frame: Continuous.

11. **ACTION:** Encourage the preservation and creation of neighborhoods currently providing low- and moderate-income housing through flexible zoning provisions such as second units and cluster housing developments.

Anticipated Impact: Production or maintenance of existing low- and moderate-income housing opportunities.

Responsible Agency: City of Buena Park.

Financing: N/A

Time Frame: Continuous.

12. **ACTION:** The City will evaluate its existing Second Unit Ordinance in order to encourage the development of second units on properties of adequate size with sufficient infrastructure. The result of this evaluation will include the deletion of the existing garage parking requirement for second units within these areas

Anticipated Impact: Increased affordable housing opportunities.

Responsible Agency: Development Services Department.

Financing: N/A

Time Frame: Evaluation will be completed by September 1992 and changes will be implemented by February 1993.

HOUSING ACCESSIBILITY AND SPECIAL NEEDS

INTRODUCTION

This topic deals with two separate issues that relate to assuring that housing is available to all of the City's households. Specifically addressed are fair housing practices and special household needs of the community.

ISSUE STATEMENT

Fair Housing

The basic goal of fair housing is to ensure that no persons or families are subjected to unfair or discriminatory practices in the rental, leasing, sale or financing of housing. An additional consideration is prevention of unfair treatment of tenants by landlords with respect to rent increases, evictions and unresponsiveness to poor housing conditions.

Many people are unaware of legal protections (the State Health and Safety Code makes several types of discriminatory housing acts illegal) or they are in need of help to resolve disputes with landlords. The agency that provides services in the City in response to these needs is the Orange County Fair Housing Council. As a nonprofit community service organization, the Fair Housing Council investigates complaints of housing discrimination and offers counseling and arbitration in landlord-tenant disputes.

Special Housing Needs

This topic concerns the issues that relate to the special housing needs of the community. The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

"Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families or those which call for unusual program responses, such as preservation residential hotels or the development of four-bedroom apartments."

1. Elderly Households

Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner.

According to the 1980 Census, there were 3,621 persons who were 65 years of age or older which represented 5.76 percent of Buena Park's total population. In addition, there were 2,080 persons 60-64 years of age. The list below reports on the age distribution of all persons 65 years+old in 1980:

<u>Age Group</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
65-69	585	906	1,491	41.2%
70-74	522	460	982	27.1%
75-79	171	430	601	16.6%
80-84	115	166	281	7.8%
85+	51	215	266	7.3%
	1,444	2,177	3,621	100.0%
	39.9%	60.1%		

The majority of senior citizens are women, particularly in the 75 year+age brackets. Of the City's total number of seniors, the 1980 Census reported that 305 or 8.4 percent of the total lived in a "home for the aged."

Most of the seniors are not in the labor force and earning an income as illustrated by the statistics below:

	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Percent</u>
Seniors in the Labor Force	346	174	520	14.4%
Seniors not in the Labor Force	1,098	2,003	3,101	85.6%
	1,444	2,177	3,621	100.0%

The mean incomes for households in various age brackets is available from the 1980 Census and are listed below:

	<u>Age of Householder</u>	<u>Mean Income</u>
	65+	\$16,597
	45-64	\$31,731
	25-44	\$25,261
	<u>15-24</u>	<u>\$15,973</u>
Total Households:		\$26,448

In 1980, there were 170 persons 65 years and older whose annual income was below the official poverty level. Another housing need indicator is tenure; of the City's 1,884 senior households 65.4% were owners and 34.6% were renters.

Tenure and income have a great influence on the housing needs of Buena Park's seniors. As noted above, most of the City's seniors reside in owner-occupied housing which means that financial assistance programs such as the Section 8 program are unavailable to these households. The monthly costs of specified senior owner occupied units, according to the 1980 Census, are listed below:

	<u>Number of Households</u>	<u>Percent</u>
\$ Less than \$100	284	30.9%
\$ 100-199	300	32.7%
\$ 200-299	172	18.7%
\$ 300+	<u>162</u>	<u>17.7%</u>
	918	100.0%

The majority of senior owner households had monthly housing costs of less than \$200 in 1980, among the lowest of all households. While some of these seniors may need financial assistance, owner households typically are ineligible for housing cost subsidies in their existing housing.

About one-third of all owner seniors households resided in homes that were 20 years old or more. These households probably could benefit from grants and below interest financing for home rehabilitation.

Rental assistance to reduce housing costs is of value to current, as well as future senior, renter households in 1980, there were 651 senior renter households. As of January 1989, there were 129 elderly households in the City being assisted under the provisions of the Section 8 rental

assistance program. Additional rental assistance resources would benefit the balance of senior households that are overpaying and the other elderly persons that may desire to shift tenure due to death of a spouse.

A drawback of the above analysis is that the data are from the 1980 Census and the extent of in- and out-migration by seniors during the past eleven years is unknown. Another consideration is the difference in size between the 55-64 (N = 5,676) and 65+ years age groups (N = 3,621) in 1980. Most of the population in the 55-64 age group now would be 65 years or older. Thus, it is possible that the City has more seniors than nine years ago when the census was taken.

2. Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1980, there were 1,520 households residing in overcrowded conditions. The distribution is as follows:

1.01 - 1.50 persons per room	903
1.52+ persons per room	<u>617</u>
	1,520

An estimated 7.1% of all the City's households were over crowded in 1980. This percentage, applied to the estimated total households in 1988, yields a current estimate of 1,615 overcrowded households. According to the 1980 Census, the majority of overcrowded households were renters.

3. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 218 Buena Park residents employed in the "farming, forestry and fishing" occupations in 1980. This employment category is an indicator of farm workers and farm worker households. The distribution of the 218 workers is as follows:

• Farm Managers	21
• Other Farm Workers	65
• Related Agriculture	132
• Forest and Logging	-0-
• Fishing, Hunting and trapping	-0-
	218

Agriculture-related workers constituted .7 percent of all employed residents of Buena Park in 1980.

4. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population seems to confirm the consequences of this trend. According to federal census data, the City of Buena Park had 1,282 female heads of households. The number of female heads of households represents 6 percent of all the City's households as of 1980. A further breakdown is given below:

- 1-person female head of households = 465
- 2-person household with female head = 817

The 1980 Census also reported on the status of all female persons 15 years or older, as identified below:

CITY OF BUENA PARK: STATUS OF FEMALE PERSON -- 1980

	<u>Number</u>	<u>Percent</u>
• Single female	5,847	23.2%
• Married female	14,503	57.5%
• Divorced/separated	3,021	12.0%
• Widowed	1,830	7.3%
	25,201	100.0%

According to the 1980 Census, female householders had the lowest median family incomes of all households. Those female householders with children had the lowest median family income of \$7,614. Under these set of economic circumstances, the most crucial housing need is shelter at affordable costs.

The majority of female households (77%) were in the labor force as of the 1980 Census. The median family income of female householders is compared to other householders below:

	Married Couple Family	Male Householder No Wife/Family	Female No Husband/Family
With Children < 6 yrs.	\$21,834	\$11,875	\$7,614
With Children 6-17 yrs.	\$29,546	\$19,821	\$12,169
Without Own Children	\$26,081	\$22,452	\$17,551

5. Large Families

Large families are defined as households with five or more persons. The most recent data available on this characteristic is from the 1980 Federal Census. That data, now nine years old, indicates that 15.3% (N = 3,276) of the City's total households had five or more persons. If this same ratio were applied to all the City's current number of households, there would be about 3,480 large-family households residing in Buena Park as of January 1988.

CITY OF BUENA PARK: HOUSEHOLD SIZE -- 1988

Number of Persons in Household	Number of Households	Percentage Distribution
1	3,192	14.9%
2	6,412	30.0%
3-4	8,484	39.8%
5+	3,276	15.3%
	21,364	100.0%

6. Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed an assembly Bill 2579, adding "families and persons in need of emergency shelter" to the special needed groups to be considered in each jurisdiction's housing element.

Estimates of homeless persons and families are difficult to compute in the manner specified for community housing elements. Recent amendments to housing element law require local governments to plan for the provision of homeless shelters and transitional housing. As stated above, the housing element law was expanded to require the of the homeless population and an analysis of the needs of those seeking emergency shelter and transitional housing. According to the State department of Housing and Community Development, an element should include an estimate or count of the daily average number of those seeking emergency shelter and transitional housing and, if possible, the number of single males, single females, mentally ill, or any other categories which influence the type of program response needed.

The housing element, according to the State, also should identify adequate sites to provide emergency shelter and transitional housing to meet identified need.

In 1987, the Southern California Association of Governments (SCAG) conducted a survey of the homeless in the region. Listed below is a breakdown of estimate-ranges for the cities responding to the survey questionnaire.

<u>No. of Homeless</u>	<u>No. of Cities</u>
0	10
1-25	31
26-100	15
101-250	14
251-500	3
501-1,000	0
1,001+	6

Respondents were asked to break down their homeless population by subgroup where possible. In more than half the cases, the responses did not provide estimates of . The following is the average percentage reported by jurisdictions for each of the subgroups named.

	<u>Average Percent</u>	<u>No. Responses</u>
Veterans	16.2%	19
Elderly	10.1%	23
Single Persons	63.3%	37
Persons in Families	21.8%	38
Mentally Ill	29.1%	29
Alcohol Abusers	40.8%	33
Substance Abusers	26.9%	28
Children	16.4%	30

In May 1985, the Orange County Homeless Coalition completed a survey of the homeless at provider sites. The survey indicated that during the month 3,169 individuals sought help from service providers and needed shelter or permanent housing in Orange County. Of the total individuals, 1,176 (37%) were children and (66%) of the total had lived in Orange County for ten years.

The homeless are in need of permanent, affordable and decent housing, and may need other supplemental services such as food, subsidized child care, housing search assistance, and employment training. Eight-five percent of those interviewed in the Homeless Survey indicated they were "sometimes or frequently hungry."

A quantified estimate of homeless persons and families by condition or -economic characteristic is not possible. It appears clear that there is not a permanent homeless population residing in Buena Park. There are homeless persons in physical transition through the city enroute to another locale or destination.

According to the Buena Park Coordinating Council, 95 separate persons have sought assistance during the past two calendar years. (The word separate indicates that the figure of 95 does not include any double-counting). These contacts for assistance average .13 persons per day. There is not a homeless problem or need in the City which generates a use demand for permanent emergency shelter or transitional living accommodations. The Coordinating Council provides vouchers for overnight housing and refers homeless persons to Interfaith in Fullerton or to the Salvation Army in Santa Ana. Another shelter provided for the Homeless is the Women's Transitional Living Center. The Coordinating Council and Women's Transitional Living Center are partially funded by the City of Buena Park CDBG funds.

7. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible; and d) lack of knowledge as to how accessibility can be improved.

General solutions include: 1) public recognition and commitment to correcting the problems; b) education and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs.*

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation-related. According to the 1980 Census, there were 3,566 persons in Buena Park with a work disability, which was defined as a physical condition that impede a person's ability to work. Of this total, 44% of the persons with a work disability were prevented from working. There are no income data report in the 1980 Census for persons with these physical disabilities. Because of these data gaps, it is not possible to estimate the number of lower income householders with a handicapped condition that are residing in Buena Park.

* The Center for Independent Living, ., Berkeley and the Northern Section, Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

GOALS:

1. Housing that is available to all segments of the community, regardless of race, color, ancestry, national origin, marital status, family size or composition, age, sex, sexual orientation or physical disability.

2. Sufficient, sound and affordable housing to meet the need of the City's senior citizens.
3. The City promotes housing within its jurisdiction which meets the special needs of the elderly, handicapped, minorities and families, regardless of size.
4. The City encourages the availability of rental units within the City which meet the needs of all residents, including families of all sizes.

POLICIES

1. Promote non-discriminatory housing practices in the City of Buena Park.
2. Give priority to the needs of senior citizen households in the City's efforts to provide new low- and moderate-income housing opportunities.
3. Support and encourage programs intended to assist in providing for the housing needs of elderly households.
4. Promote provision of housing that meets the physical needs of the handicapped.
5. Support State and local programs and measures to alleviate household overcrowding in order to achieve safe and decent housing.
6. Continue to support programs which provide shelter and assistance to the County's homeless population.

PROGRAMS

1. **ACTION:** As a participating city in the Orange County Community Development Block Grant (CDBG) program, support that program's annual contribution of CDBG funds to the Orange County Fair Housing Council.

Anticipated Impact: Continued provision of fair housing services to residents of Buena Park.

Responsible Agency: City of Buena Park.

Financing: CDBG Funds.

Time Frame: Continuous

2. **ACTION:** City staff, when contacted, will refer people to the Orange County Fair Housing Council.

Anticipated Impact: Users of services will be provided with information and advice concerning rent increases, deposit returns, evictions and substandard housing conditions. Other services include landlord-tenant dispute arbitration and housing assistance counseling and investigation of housing discrimination cases.

Responsible Agency: Orange County Fair Housing Council.

Financing: CDBG funds and other sources.

Time Frame: Continuous.

3. **ACTION:** As deemed appropriate to fulfill senior citizen housing needs, designate all or part of the housing units in low-and moderate-income housing projects for occupancy by senior citizens.

Anticipated Impact: Production of new low- and moderate- income housing units for senior citizens over a five-year time frame.

Responsible Agency: City of Buena Park.

Financing: N/A

Time Frame: Continuous, as low- and moderate-income housing projects are proposed.

4. **ACTION:** Where appropriate, ensure that selection of affordable housing sites includes adequate consideration to the needs of senior citizens, such as proximity to services and public transportation.

Anticipated Impact: Low- and moderate-income housing projects that provide for the physical housing needs of senior citizens to the maximum extent feasible.

Responsible Agency: City of Buena Park.

Financing: N/A

Time Frame: Continuous, as potential low- and moderate- income housing sites are considered.

5. **ACTION:** Give priority in granting public incentives to low- and moderate-income housing projects that are designed for senior/elderly citizens. Highest priority should be given to those projects that offer congregate care where supervision, meals and nursing services are available. Potential incentives include density bonuses, improvement cost write-downs, reduced or waived fees and relaxation of zoning standards.

Anticipated Impact: Enhanced opportunities for the development of senior citizen low- and moderate-income housing.

Responsible Agency: City of Buena Park.

Financing: N/A

Time Frame: Continuous, as privately-sponsored low- and moderate-income housing projects are proposed.

6. **ACTION:** In conjunction with the senior citizen's organizations of Buena Park, disseminate information and take other actions to make senior citizens more aware of available housing assistance programs.

Anticipated Impact: Increased senior citizen participation in housing assistance programs with associated fulfillment of housing provision and affordability needs.

Responsible Agency: City of Buena Park senior citizen's organizations.

Financing: N/A

Time Frame: Continuous.

7. **ACTION:** Require a portion of all new low- and moderate- income housing units (both publicly- and privately- sponsored) to be physically accessible to the handicapped as required by Title 24 and Chapter 31 of the UBC .

Anticipated Impact: Provision of additional housing units for the handicapped over a five-year time frame.

Responsible Agency: Development Services Department.

Financing: N/A.

Time Frame: Continuous.

8. **ACTION:** Continue to allocate CDBG funds the Buena Park Coordinating Council and the Women's Transitional Living Center towards the establishment of

permanent shelters and transitional living accommodations. Promote the use of the Building Industry Association's Home Aid Program, the McKinney Emergency Shelter Act and other Federal, State and County financing programs as possible funding sources.

Anticipated Impact: Development of new or expanded shelters for the homeless within the next five years.

Responsible Agency: City of Buena Park

Financing: CDBG Funds, County of Orange, State of California, the Federal Government and the private sector.

Time Frame: Continuous.

9. **ACTION:** Monitor and enforce State Housing Laws which concern overcrowding of households. Require landlords to observe these laws when disputes arise between tenants and themselves.

Anticipated Impact: Alleviation in household overcrowding and corresponding improvement in housing living conditions.

Responsible Agency: City of Buena Park.

Financing: N/A.

Time Frame: Continuous.

10. **ACTION:** Use the City's Second Unit Ordinance as a means to offer additional housing opportunities in response to affordable housing needs and to reduce overcrowded housing.

Anticipated Impact: Provide for additional housing opportunities.

Responsible Agency: City of Buena Park.

Financing: N/A.

Time Frame: Continuous.

11. **ACTION:** Continue to encourage the development of 3 or more bedroom rental units by minimizing size limitations over the area of a 2 bedroom unit.

Anticipated Impact: Provide additional large rental units to address the needs of overcrowded households and large families.

Responsible Agency: City of Buena Park

Financing: N/A

Time Frame: Continuous

HOUSING IMPROVEMENTS AND MAINTENANCE

INTRODUCTION

The quality and structural soundness of housing is an essential component of the City's housing program. Housing quality necessary to provide for the health and safety of the inhabitants in Buena Park and issues related to this topic take on added significance because much of the City's housing stock as identified in Section II of this Element is older and in potential need of improvement and maintenance activities.

ISSUE STATEMENT

Housing Quality

As discussed in Section II, the overall condition of the City's housing stock is relatively sound with less than six percent in need of repair. Only 0.1 percent or 21 housing units were identified in 1980 to be in substandard condition.

The State Uniform Housing Code (UHC) requires substandard housing conditions to be abated by means of repair, rehabilitation, demolition or removal. The City is committed to upholding UHC regulations; however, it lacks the staff and funding resources necessary to conduct a concentrated code enforcement program. Therefore, the City's primary strategy for helping to upgrade housing quality will be to: (1) act upon registered complaints; (2) encourage voluntary compliance by increasing awareness of housing standards; (3) enforce provisions of the housing codes on a proactive basis as time permits; and (4) provide financial assistance.

Energy Conservation

The significance of energy costs as a component of housing cost has drastically increased. As discussed in the City's Energy Conservation Element of the General Plan and in Section II of this document, it is generally the older homes which are considered to be the least energy efficient.

City promotion of existing energy efficient retrofitting programs will help to inform homeowners of the cost savings benefits of energy conservation. Continued strict enforcement of energy conservation building standards will ensure reduced energy cost for new houses.

GOALS

1. Safe and sanitary housing for all residents of the City.
2. Preservation of desirable and satisfying residential living environments in all areas of the City.
3. Housing with improved energy efficiency.

POLICIES

1. Encourage adequate maintenance and repair of sound housing units.
2. Encourage rehabilitation of unsound and deteriorated housing units.
3. Pursue the establishment of financial assistance and incentives for housing rehabilitation and energy conservation, with a particular emphasis on assisting low- and moderate-income households.
4. Promote adaptive reuse of vacant buildings for housing.
5. Encourage demolition and replacement of substandard and dilapidated housing units that cannot be feasibly rehabilitated.
6. Increase public awareness of residential building regulations and standards.
7. Ensure that new housing units are constructed in an energy efficient manner.
8. Require the use of energy conservation measures in the construction of low- and moderate-income housing projects, where feasible.

9. Encourage the use of solar energy, where feasible.
10. Encourage the use of solar design techniques in new subdivisions, where feasible.
11. Attempt to increase public awareness of housing cost savings available through energy conservation.

PROGRAMS

1. **Action:** Continue to allocate CDBG funding and allocate funds from the Redevelopment Set -aside Funds for housing rehabilitation.

Anticipated Impact: Rehabilitation of low- and moderate-income housing units.

Responsible Agency: Development Services Department and County of Orange, Housing and Community Development Program Office.

Financing: CDBG Funds and Redevelopment Set-aside Fund.

Time Frame: Continuous.

2. **Action:** Disseminate information to the public regarding rehabilitation standards, preventative housing maintenance and energy conservation.

Anticipated Impact: Increase in privately financed housing maintenance and rehabilitation activities. Higher level of voluntary conformance with building code standards. Increase in energy conservation retrofitting and other energy conservation practices.

Responsible Agency: City of Buena Park and County of Orange.

Funding: Department budget, CDBG Funds and Redevelopment Set.-aside Fund.

Time Frame: Continuous.

3. **Action:** Require low- and moderate-income housing projects to consider the technical and economic feasibility of employing additional energy conservation measures in the design and construction of the project. Possible measures include solar energy systems and solar design techniques.

VI. UNITS 'AT RISK' ANALYSIS

SECTION VI: UNITS "AT RISK" ANALYSIS

INTRODUCTION

The purpose of this section is to conform with a recent amendment to Housing Element Law, codified in Government Code Section 65583. Under this law, jurisdictions must evaluate the potential for preserving assisted housing developments which are "at risk" of being converted to market rate units. Consistent with these requirements, this section addresses the following:

- INVENTORY OF UNITS "AT-RISK" OF LOSING USE RESTRICTIONS
- COST ANALYSIS OF PRESERVING "AT-RISK" UNITS VERSUS REPLACING THEM
- RESOURCES FOR PRESERVATION
- QUANTIFIED OBJECTIVES: NUMBER OF "AT-RISK" PROJECTS/UNITS TO BE PRESERVED
- PROGRAMS: EFFORTS TO PRESERVE UNITS "AT-RISK" OF LOSING USE RESTRICTIONS

INVENTORY OF UNITS "AT RISK"

This section identifies all affordable housing units in the City of Buena Park that are "at risk" of converting to market rate units between July 1, 1989 and July, 1, 1999.

Analysis in this section is divided into five year intervals. In each subsequent five year housing element update, "at risk" analysis will be developed for the ensuing ten year period.

This inventory includes all multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fee, inclusionary, density bonus, or direct

assistance programs. The inventory covers all units that are eligible to change to market rate housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. This inventory was compiled by interviews with the County Housing Authority, HUD, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990" (California Debt Advisory Commission).

Units "At Risk" of Conversion Before July 1, 1994

There are no "at risk" housing units in Buena Park that are scheduled to convert prior to July 1, 1994.

Units "At Risk" of Conversion Between July 1, 1994 and July 1, 1999

There are two (2) housing projects within the City of Buena Park which are "at risk" of converting to market rate during this five (5) year period. They are described as follows:

1. Tulare Court LTD.

This project is located within the northwesterly portion of Buena Park at 7501-7573 Tulare Street and 7526-7562 Coyote Creek Court. Overall, the development includes 20 single family homes consisting of thirteen (13) 3 bedroom, 2 bath dwellings and seven 2 bedroom, 2 bath dwellings. Seven (7) units were reserved for low to moderate income households until January 2, 1995. Assistance for this project was provided through the 20% set aside funds from Redevelopment Project Area No. 2.

2. Knott Townhouses

This project is located within the central portion of Buena Park at 7051 9th Street. The development consists of 28, non-elderly, low, and very low income rental units which were constructed in 1974. Assistance for this project was provided through \$574,000 of Section 236 funds. The loan is amortized over 40 years which will expire on July 17, 2014. However,

under this program, the owner has the ability to exercise a prepayment option beginning on July 17, 1994, which should be considered as the earliest date that the units would be "at risk" of converting to market rate status. During this 20 year period (July 17, 1994 - July 17, 2014), the owner has the following options:

- A. Continue the existing payments on the 236 Loan, and, thereby, preserve the 28 units as affordable during this period.
- B. Exercise alternatives offered under the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) which are as follows:
 - 1) A project owner has an option of applying to HUD to directly prepay the mortgage (this may or may not involve sale of the property). This is the option, which as the element indicates, would be extremely difficult to exercise because the project owner would need to essentially establish a lack of need for the low-income housing. It is not expected that California projects will be able to establish this lack of need.
 - 2) If the owner offers the property for sale, it will be subject to a mandatory right-of-first-refusal process for qualified purchasers for a 15-month period. If agreement is not reached with a qualified buyer (no offer received, or an offer falls through), the property may be sold and the use restrictions eventually released.
 - 3) If HUD does not make the incentives it commits to an approved Plan of Action (for either refinancing or sale) available within a prescribed time, the use restrictions may be released.

The LIHPRHA process requires the owner to file a notice of intent two(2)years prior to exercising their options under the program. Therefore, the soonest this project could file would be July 17, 1992.

COST ANALYSIS OF PRESERVING VS REPLACING "AT RISK" UNITS

The following analysis examines both the cost of preserving the affordability of the units "at risk" and the cost of producing new housing comparable in size and rent levels to replace the units which could convert. This analysis also includes a comparison of these respective costs.

Tulare Court LTD

The seven (7) units "at risk" within this development consist of single family homes which were purchased by persons within the low to moderate income categories. All of the units are at risk of being sold on the open market on January 2, 1995 which could terminate their affordable status. Due to the deeds of trust recorded against these properties, it is difficult to assure that these specific units could be preserved or that it would be in the best interest of all parties involved. In other words, the most prudent option would be to analyze the cost of retaining seven (7) single family homes within the City of Buena Park for low to moderate income households. Therefore, this discussion will focus on that premise.

For purposes of this discussion, several assumptions must be made including income levels, family size, interest rates, and home prices. Therefore, the following assumptions have been used:

Family Size	5 Persons
Income Range	\$28,200 to \$67,650 *
Interest Rate	8 1/4 % Fixed
	6 3/4% Variable
Home Price	\$165,000

* This range represents the income of a 5 member family within the very low to moderate income levels set by HUD for Orange County.

Based upon these assumptions, a home costing \$165,000 would require a monthly payment of approximately \$1283, amortized over 30 years (includes principal, interest, taxes, and insurance) and a 10% down payment for the fixed rate loan. An

adjustable loan would require a monthly payment of approximately \$1130. Therefore, assuming no subsidies, a family must make \$51,320 annually to make the required payment for the fixed rate loan and \$45,200 for the adjustable rate loan assuming that 30% of total income would be allocated toward housing cost.

Based upon the above referenced assumptions, several homes within Buena Park could be purchased at market rate assuming the buyer was within the moderate income range. However, if the buyer was in the low or very low income range, additional subsidies would be required. Monthly subsidies would be as follows:

Low Income	Fixed	Adjustable
Required Payment	\$1283	\$1130
Income Available for Housing *	<u>\$1026</u>	<u>\$1026</u>
Total Subsidy Needed	\$ 257	\$ 104

Very Low Income	Fixed	Adjustable
Required Payment	\$1283	\$1130
Income Available for Housing**	<u>\$ 705</u>	<u>\$ 705</u>
Total Subsidy Needed	\$ 578	\$ 425

*\$41,050 x 30% - Based upon Orange County HUD figures for low income

**\$28,200 x 30% - Based upon Orange County HUD figures for very low income

The total cost of a new single family dwelling within the City would cost substantially more than subsidizing an existing unit. Based upon a land cost of \$100,000 and construction costs of \$135,000, the total cost for production of a new single family home would be \$235,000.

Knott Townhouses

The 28 units "at risk" within this development consist of eight (8) 3 bedroom, 2 bath units and twenty (20) 2 bedroom, 1 bath units. Current rents for the 3 bedroom units range from \$415 to \$504 per month and the 2 bedroom units range from \$374 to \$415

per month.* The monthly market rent for similar complexes within Buena Park would be \$650 for a 2 bedroom unit and \$792 for a 3 bedroom unit as determined by a neighborhood rent survey.** Therefore, the total subsidy needed for a 2 bedroom unit would range from \$235 to \$276 per month, and for a 3 bedroom unit, the subsidy would range from \$288 to \$377 a month. In order to assure continued affordability of all 28 units, a yearly subsidy ranging from \$84,048 to \$102,432 would be needed, plus administrative costs.

Constructing a new 28 unit apartment complex or purchasing an existing complex to replace the units "at risk" would be substantially more expensive than subsidizing the existing units. Estimates of land and construction costs range from \$96,000 to \$110,000 per unit based upon discussions with local developers. For 28 units, new construction would range from \$2,688,000 to \$3,080,000. Estimates of obtaining a 28 unit apartment complex would range from \$2,240,000 to \$2,800,000 based upon discussion with local realtors and developers. The costs of new construction or replacement units, however, could be partially offset through the combined use of market rate and low interest loans and grants.

*Discussion with Anna Herrero, Manager of Knott Townhouses

**Apartment News by Acquitel Company (see appendices)

RESOURCES FOR PRESERVATION

Total costs for construction of replacement of "at risk" units is considerably higher than the costs of subsidizing the units on an ongoing basis. Nevertheless, either option would assure the continued affordability of the units.

This section discusses two types of resources available for preserving "at risk" units. The first is a listing of financial resources potentially available to purchase or subsidize existing units or to build replacement housing. The second is a listing of entities with the interest and ability to purchase and/or manage replacement units.

Financing/Subsidy Resources

There is a variety of potential funding sources available for acquisition, subsidization, or replacement of units "at risk". Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required.

Redevelopment Set-Aside:

State law requires redevelopment agencies to set aside at least 20 percent of tax increment revenues for increasing and improving the community's supply of low and moderate income housing, unless certain exceptions apply. The City of Buena Park currently has a balance of \$850,000 within its set-aside fund and anticipates this fund to be increased by approximately \$850,000 to \$920,000 per year over the next five (5) years. Several options have been discussed for use of the set-aside funds which have been addressed within the Housing Element. Many of these programs would be available to assist the units "at risk" during this reporting period including the First Time Homebuyer's Program, subsidizing rentals housing units to assure continued affordability, and Land Write Downs for affordable housing units.

CDBG Funds:

Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities. Subject to certain restrictions, Buena Park could use some of its CDBG funds to acquire or subsidize the "at risk" units so as to retain their availability as affordable housing units. Yearly CDBG allotments for Buena Park generally range from \$600,000 to \$725,000.

Housing Authority Reserves:

Other potential sources of funding are the reserves of housing authorities. The Orange County Housing Authority currently has roughly \$8.5 million to use to provide housing opportunities throughout the County. This money is subject to some restrictions and priority is given to projects which provide for the leverage and recycling of funds.

General Revenues:

The City does not currently fund housing programs out of general revenue funds, and, consequently, does not have any general revenue funds set aside for housing.

Orange County Affordable Housing Clearinghouse:

The Orange County Affordable Housing Clearinghouse is a consortium of lending institutions and community groups focused on providing funds for affordable housing through team lending. Sixteen lending institutions are currently members of the coalition. Because the coalition is new and is still in the process of being set up, it does not currently have a track record in the community. However, the financial assets and expertise of coalition members suggest that this should be a significant source of funds for low income housing in Orange County in the future. When contacted, a representative of the Clearinghouse indicated that the Clearinghouse would be very interested in working with "at risk" units in Buena Park.

Administrative Resources

An alternative to providing subsidies to existing owners to keep units available as affordable housing is for public or nonprofit agencies to acquire or construct housing units to replace "at risk" units lost to conversion. Non-profit ownership assures the future availability of purchased units as low income housing. Three non-profit agencies in Orange County contacted for this analysis were potentially interested in purchasing and/or managing "at risk" or replacement units in Buena Park.

Orange County Community Housing Corporation (OCCHC):

OCCHC is one of the largest non-profit housing developers in Orange County. With over 14 years of experience, OCCHC has assets exceeding six million dollars. OCCHC is very interested in affordable housing opportunities including "at risk" units within Buena Park.

Corporate Fund for Housing (CFH):

CFH is a regional non-profit housing developer which was established in 1984 to serve the Southern California area. With over \$100 million remaining in unused

debt bonding capacity, CFH is interested in working with Buena Park to address the needs for affordable housing including "at risk" units.

Council of Orange County Society/St. Vincent De Paul (COCSVDP): COCSVDP has expressed an interest in affordable housing opportunities within Buena Park including "at risk" units. With over 25 years of experience, COCSVDP maintains an annual budget of over \$9 million and employs over 75 persons. COCSVDP has recently completed an affordable housing project within La Habra and provides many services to Orange County families including food distribution, medical services, and detention ministry.

QUANTIFIED OBJECTIVES

It is the objectives of the City of Buena Park to either retain or replace the affordable housing units which are "at risk" of converting during this 10 year reporting period. A comparison of costs for preservation indicates that sufficient resources are available to address the "at risk" units. The City of Buena Park maintains its commitment to affordable housing and will continue to pursue new opportunities within this area.

PROGRAMS

The City plans to monitor "at risk" housing units to ensure units will not be lost to market rate status. The City has been and continues to be committed to encouraging and subsidizing affordable housing opportunities within the community. Additionally, the City is interested in working with non-profit housing groups to explore affordable housing opportunities including "at risk" units. The following are specific programs/policies that the City will pursue to protect or replace "at risk" units.

1. **ACTION:** The City will monitor all "at risk" units throughout the community through its Housing Coordinator. This will include discussions with owners of "at risk" units expressing the City's desire to preserve the units at rents affordable to low and very low income tenants. These discussions will occur within 6 months of potential conversion to market rate status.

Anticipated Impact: Preservation of existing units at rents affordable to low and very low income tenants

Responsible Agency: Development Services Department

Financing: CDBG Funds and Redevelopment Set-Aside

Time Frame: Continuous

2. **ACTION:** Continue to Market the City's Rent Subsidy Program.

Anticipated Impact: As contracts with owners of "at risk" units approach expiration, the City will explore alternate subsidy programs to assure continued affordability of rental units.

Responsible Agency: Development Services Department

Financing: CDBG Funds and Redevelopment Set-Aside

Time Frame: Continuous

3. **ACTION:** Continue to participate in the First Time Home Buyers Program for Low to Moderate Income Families.

Anticipated Impact: As contracts for purchase units approach expiration, the City is committed to provide funding for subsequent single family homes through the First Time Homebuyer's Program which is reserved for very low, low, and moderate income households.

Responsible Agency: Development Services Department

Financing: CDBG Funds and Redevelopment Set-Aside

Time Frame: Continuous

4. **ACTION:** The City will work with tenants of "at risk" units in danger of converting to market rate units.

Anticipated Impact: The City will provide tenants with education regarding potential tenant purchase of buildings, work with tenants to explore possible rent subsidies, and act as liaison between tenants and non-profits potentially involved in constructing or acquiring replacement housing.

Responsible Agency: Development Services Department

Financing: CDBG Funds and Redevelopment Set-Aside

Time Frame: Continuous

5. **ACTION:** The City will work with non-profit housing organizations.

Anticipated Impact: The City will work with non-profit housing providers to explore, and, if appropriate, facilitate acquisition or replacement of "at risk" units.

Responsible Agency: Development Services Department

Financing: CDBG Funds, Redevelopment Set-Aside, Federal, State, and Local Grants or Loans.

Time Frame: Continuous

VII. PROGRESS REPORT

SECTION VII. PROGRESS REPORT

INTRODUCTION

Section 65588(a) provides that each local government shall review its housing element as frequently as appropriate to evaluate the following:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
2. The effectiveness of the housing element in attainment of the community's housing goals and objectives.
3. The progress of the city, county or city and county, in implementation of the housing element.

Such an evaluation would focus on the following:

1. "Effectiveness of the element" (Section 65588[a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results, but may be qualitative where necessary (e.g., mitigation of government constraints).
2. "Progress in implementation" Section 65583[a][3]: An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
3. "Appropriateness of goals, objectives and policies" (Section 65588[a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

ELEMENT EFFECTIVENESS/RESULTS AND PROGRESS IN IMPLEMENTATION

The City's 1984 Housing Element was adopted on December 1984 which established the following numerical objectives:

- 170 rehabilitation loans;
- 75 units of redevelopment housing (20% set-aside);
- 25 units built on surplus property;
- 100 units of seniors housing;
- 50 units of Section 8 housing;
- 25 density bonus affordable units;
- 200 density bonus affordable units - land consolidation;
- 630 Section 8 rental assistance units.

Since 1984, the City has made substantial, significant progress in reaching the objectives set forth in the previous element's 5-year program.

- The City exceeded the rehabilitation loan objective by over 50 units.
- Twenty-four (24) units of seniors housing were built.
- A total of 114 density bonus affordable units to low- and moderate-income households were constructed and an additional 50 units approved.
- 468 lower income households obtained Section 8 rental assistance.
- 24 low- and moderate-income units constructed in five separate projects were assisted through a land value write-down and subsidy program funded through CDBG and the Redevelopment Set -aside fund.
- 30 low- and moderate-income households have been assisted through the first-time home-buyer program utilizing the Buena Park Redevelopment Agency's 20% set-aside funds.

- The City assisted in the development of seven (7) owner occupied single-family dwellings for first time home-buyers within the low- to moderate income tenants.

APPROPRIATENESS OF GOALS, OBJECTIVES AND POLICIES

This updated 1989 Housing Element builds upon the foundation provided by the goals, objectives and policies of the 1984 Housing Element. The 1989 Housing Element and this update focuses, therefore, on the following major goals:

- Continuation of rehabilitation programs financially supported by the Community Development Block Grant Program and Redevelopment Set-aside Fund.
- Facilitation of new construction on a few larger vacant sites and infill land.
- Continuation of the density bonus program as a means of encouraging affordable housing developments.
- Encourage development of housing for all income segments and special needs of the elderly, handicapped, minorities, and families, regardless of size.
- Presentation of desirable and satisfying residential living environments throughout the City.
- Emphasis on the use of the 20% set-aside, Low and Moderate Housing Fund, as a means to facilitate the production of new affordable housing.

As noted the prior section regarding progress in implementation, the City has made progress in meeting its numerical housing objectives. The City's major goals, therefore, are still appropriate and will continue to focus the City's programs on identified areas of need.

VIII.
RELATIONSHIP TO OTHER GENERAL PLAN
ELEMENTS

SECTION VIII: RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

INTRODUCTION

This section of the Housing Element provides a brief description of the relationship of pertinent General Plan elements to the Housing Element. Besides the Land Use Element, the following three elements influence the Housing Element:

- Historic Preservation
- Economic
- Noise

In addition, an overview of the redevelopment plans also is provided in this section.

LAND USE ELEMENT

Two of the primary goals of the Housing Element are to provide housing opportunities for all income levels and to assure that sufficient sites exist to meet the housing needs of the City. The Land Use Element of the General Plan is structured to accommodate these goals.

The discussion of Land Use controls within the resources and constraints analysis of this element describes the three (3) categories of densities envisioned within the City. These densities will assure that a variety of housing types will be constructed within the City as necessary to meet the needs of all income levels. Furthermore, the availability of sufficient sites at all density ranges will assure that the future needs of housing units will be met.

HISTORIC PRESERVATION ELEMENT

This is an optional element of the General Plan. The Historic Preservation Element is intended to identify historic resources that may exist within the community and to suggest ways and means by such resources can be preserved or retained. One of the goals of the Historic Preservation Element is to:

"Encourage the identification, preservation, and utilization of historic and cultural sites and resources within Buena Park."

One of the primary goals of this Element is to encourage the preservation of existing dwelling units. This would include those units identified within the Historic Preservation Element.

ECONOMIC ELEMENT

This is an optional element of the General Plan, as indicated by the following statement:

"While the Economic Element is a discretionary one, its inclusion in Buena Park's General Plan is an indication of the awareness on the part of the City of the influences economic factors have in the development of a viable community which supports an adequate level of community services and standard of living."

The Economic Element contained the following statement which relates to housing:

"The City must keep in mind that attendant to the desired increase in job opportunities will be an increase in the need for housing, public services, and other facilities."

The City is committed to providing housing opportunities for all income segments of the community as detailed within the Five Year Housing Program of this Element. Additionally, the City maintains a wide range of densities through its General Plan and Zoning Ordinance to assure that the overall economic climate of the City is met.

NOISE ELEMENT

This is a required part of the City's General Plan.

Noise Impacts in Residential and Other Noise Sensitive Areas

In general, all residential locations are considered to be noise-sensitive land uses within the City. In addition, schools, hospitals, libraries, parks and convalescent homes are considered to be noise-sensitive land uses. The Land Use Element of the General Plan provides a description of the residential areas throughout the City and is considered the source for the inventory of noise-sensitive land uses.

Freeway and Highway Traffic Noise

CNEL values at residential locations bordering Beach Boulevard (Highway 39) exceed 65 dB. Recognized standards indicate that these exposures are excessive.

The CNEL within the exterior living space of residential locations adjacent to the Artesia and Santa Ana Freeways is in the range of 65 to 75 dB. These levels are greater than is considered acceptable and will compromise the welfare of residents exposed over long periods of time.

Traffic Noise From Major and Secondary Arterials

The CNEL values at the residential locations directly adjacent to the following arterials all exceed 65 dB. Recognized standards indicate that these exposures are excessive.

<u>Arterial</u>	<u>Stretch</u>
Artesia Boulevard	Valley View to Dale
Ball Road	West City Limits to Yosemite
Commonwealth Avenue	Western to East City Limits
Crescent Avenue	Los Amores to Dale
Dale Street	Crescent to Malvern
Holder Street	Ball to Lincoln
Knott Avenue	Lincoln to Artesia
La Palma Avenue	Valley View to Bellflower
Lincoln Avenue	Valley View to Knott
Malvern Avenue	Alondra to Meadowbrook
Manchester Boulevard	Artesia to Freeway Ramp
Orange Avenue	West to east City limits
Orangethorpe Avenue	Valley View to Magnolia
Stage Road	West City Limits to Beach
Stanton Avenue	Beach to Artesia
Valley View Street	Cerritos to Artesia
Western Avenue	South City Limits to Artesia

Aircraft Noise from Fullerton Municipal Airport

With the current level of aircraft activity, the impact of Fullerton Municipal Airport flight operations is considered significant at existing residential locations in the northeastern section of the City (See Airport CNEL Contour Map.) However, because the

flight tracks extend over the City, there are few areas that are not affected by these operations.

During the months of March and April, 1981, a number of aircraft flyovers were measured at various locations throughout the City. The table below provides a brief summary of the range of peak aircraft sound levels measures at these locations:

<u>Location</u>	<u>Range of Peak Sound Level</u>
Rear yard, 8432 Fourth Street	85-89 dB (A)
Corner of Burlingame and Malvern	65-68 dB (A)
Corner of Burnham and Artesia	70-72 dB (A)
Corner of Tenth and Western	73-75 dB (A)
Corner of Stanton and Goldenrod	67-68 dB (A)

Currently, there are 260,000 flight operations per year at Fullerton Municipal Airport (about 712 per day). By 1995 this is expected to increase to 266,100 operations per year (about 729 per day).

The noise level for all new residential units within the City provide for proper noise attenuation when located adjacent or near one of the aforementioned noise sources. This policy insures that a peaceful living environment will exist for all housing units which is one of the goals of the Housing Element.

Redevelopment

There are three redevelopment project areas in Buena Park:

- Central Business District Redevelopment Project
- Redevelopment Project Area II
- Redevelopment Project Area III

Among the list of goals for the CBD Redevelopment project are:

- To establish the priorities of redevelopment the (1) expansion and development of auto dealerships, (2) development of a specialty commercial and office professional center, and (3) renovation of existing commercial structures.

- To retain by means of rehabilitation as many existing residences and businesses as possible.
- To alleviate overcrowded, substandard housing conditions and to promote the development of a sufficient number of affordable housing units for low and moderate income households.
- To encourage the evolution of residential uses in areas of high noise exposure to non-sensitive uses.

With respect to residential land uses in the CBD Redevelopment Project Area:

"Consistent with this plan and to the extent possible, new housing to be developed within the area shall include a full range of rental levels and/or sales prices to ensure that the Project Area population will include a wide range of income groups. New housing development in the area shall include facilities appropriate for existing Project Area residents."

In connection with Redevelopment Project Area II:

"Residential units shall be developed according to the City standards and General Plan designation. All requirements of the City's zoning code as it now exists or is hereafter amended shall apply to residential development hereunder."

Redevelopment Project Area III sets forth requirements which the Community Redevelopment Agency must meet in increasing or improving Buena Park's supply of housing for persons and families of low or moderate income. Programs noted within the Plan discuss a variety of affordable housing opportunities including use of the set-aside fund and the provision of sufficient programs to meet the needs of low to moderate income households.

California State Law (Health and Safety Code Section 33334.2) requires all Redevelopment Agencies to reserve 20% of all increments to be used for housing opportunities for very low, low, and moderate income households. The City Redevelopment Agency is committed to providing a variety of housing opportunities utilizing this fund.

APPENDICES

APPENDIX A

PUBLIC PARTICIPATION PROGRAM

1. Dayle McIntosh Center for the disabled contacted the City and provided the attached information which was reviewed by City staff in formulation of the low/mod programs and the element.
2. The document was reviewed by the Airport Land Use Commission for Orange County and their staff. Correspondence and documents are available.
3. Information was received from the Orange County Community Housing Corporation which was reviewed as information for the element. This information is attached.
4. Discussion was held with Mr. Jim Gentry, President of the Buena Park - Cypress Board of Realtors regarding the Element. He was appraised of the contents of the Element and was invited to attend and participate at the Planning Commission and City Council meetings on the item.
5. Staff discussed the proposed element with Mrs. Cathy Rausch, representative of the Orange County Mobile Home Owners Association, who was advised of the contents regarding mobile homes and mobile home parks and was also advised of the availability of the proposed document.

O.C.MHET

P.O. Box 17666

Anaheim, CA 92817

(714) 921-2889

6. Discussion took place with Mr. Jack Townsend, Business Manager for the Buena Park School District on November 30, 1988.
7. Several discussions regarding housing need were held with Mr. Jim Minuto and Mr. Joe Carreras of SCAG.
8. Discussions were held with Mr. Bill Gayk, County Demographer regarding current and projected employment, population and housing.

9. Extensive work was conducted with the Buena Park Coordinating Council through their representative, Mr. Jerry Siegler. Computer printout of all their contacts with the poor and homeless for years were reviewed and analyzed to estimate the needs of these groups and the efforts to fulfill these needs.
10. Discussion was held with Mr. John Hourback, Orange County Housing Authority on February 15, 1989 regarding Section 8 recipients and the housing situation in Buena Park. Conclusions were drawn on past achievements and future availability of housing in Buena Park for Section 8 recipients which were reflected in the Element.
11. Professor Barbara Weightman, California State University Fullerton was engaged to conduct a housing condition survey and confirm future availability of sites for recycling of under-utilized properties.
12. Copies of the Draft Housing Element were distributed to the Buena Park Library for public review and convenience.
13. The BIA was contacted in regard to comparison of development fees. Objective information was received and incorporated into the element.
14. The City conducted a Citywide citizen outreach program called " Vision 2010" which addressed a number of issues affecting the City including housing. Over 3000 residents responded to surveys pertaining to this program.
15. Two study sessions on the Draft Housing Element were held with the Planning Commission.
16. Two study sessions on the Draft Housing Element were held with the City Council.
17. Discussions with several Non-Profit housing providers were conducted.

APPENDIX B
VACANT LAND SURVEY



VACANT LAND DIRECTORY

Development Services Department
Planning Division

AUGUST 1988

INTRODUCTION: The Buena Park Vacant Land Directory is an inventory of vacant land located within the City. The Directory was developed to provide assistance and information on potentially developable land.

COMMUNITY PROFILE: Buena Park is located on the northwestern boundary of Orange County. The majority of the City's 10.26 square miles is on relatively flat portion of the Downey Plain with the exception of the Bellehurst area, which is located in the Los Coyotes Hills.

At present, Buena Park is almost completely developed (97.2%). An inventory of the City has revealed 186.51 acres (2.8%) of vacant land and 2.68 acres of underutilized land which is potentially developable. (Table 1)

Of the 186.51 acres, 38.86 (20.8%) are designated for residential single family; 3.43 (1.8%) are designated for residential multiple family; 29.09 (15.6%) are designated for commercial; 100.98 (54.1%) are designated for industrial and; 14.15 (7.6%) are designated for open space.

HOW TO USE DIRECTORY: Vacant land parcels can be located by referring to the Index Map. For convenience, each Map page shows the location of these parcels. Additional information for each parcel includes parcel identification, acreage, zoning, and footnotes pertaining to development and ownership.

AREA MEASUREMENT: Acreage figures provided are intended to convey precise measurements.

RESIDENTIAL - Single Family

RS-6 6,000 sq. ft. Single Family lots

RS-8 8,000 sq. ft. Suburban lots

RS-10 10,000 sq. ft. Estate lots

RESIDENTIAL - Multiple

RMH Mobile Home Park

RM-10 Multi-family - 10 units/acre (base)

RM-16 Multi-family - 20 units/acre (base)

COMMERCIAL

CO Commercial Office

CS Shopping Center

OG General Commercial

ECSP Entertainment Corridor Specific Plan

AR Amusement Resort

INDUSTRIAL

CM Commercial Manufacturing

ML Light Industrial

MH Heavy Industrial

MR Research Manufacturing

OPEN AREA

OR Recreational Open Space

OS Open Space

SPECIAL

P Parking Overlay

PD Planned Development Overlay

A Agricultural Overlay

Footnotes, for various parcels, have been included to provide additional information. Underutilized parcels have been designated by an asterisk (*), but are not included in the acreage totals. Vacant parcels owned by a public agency have also been identified.

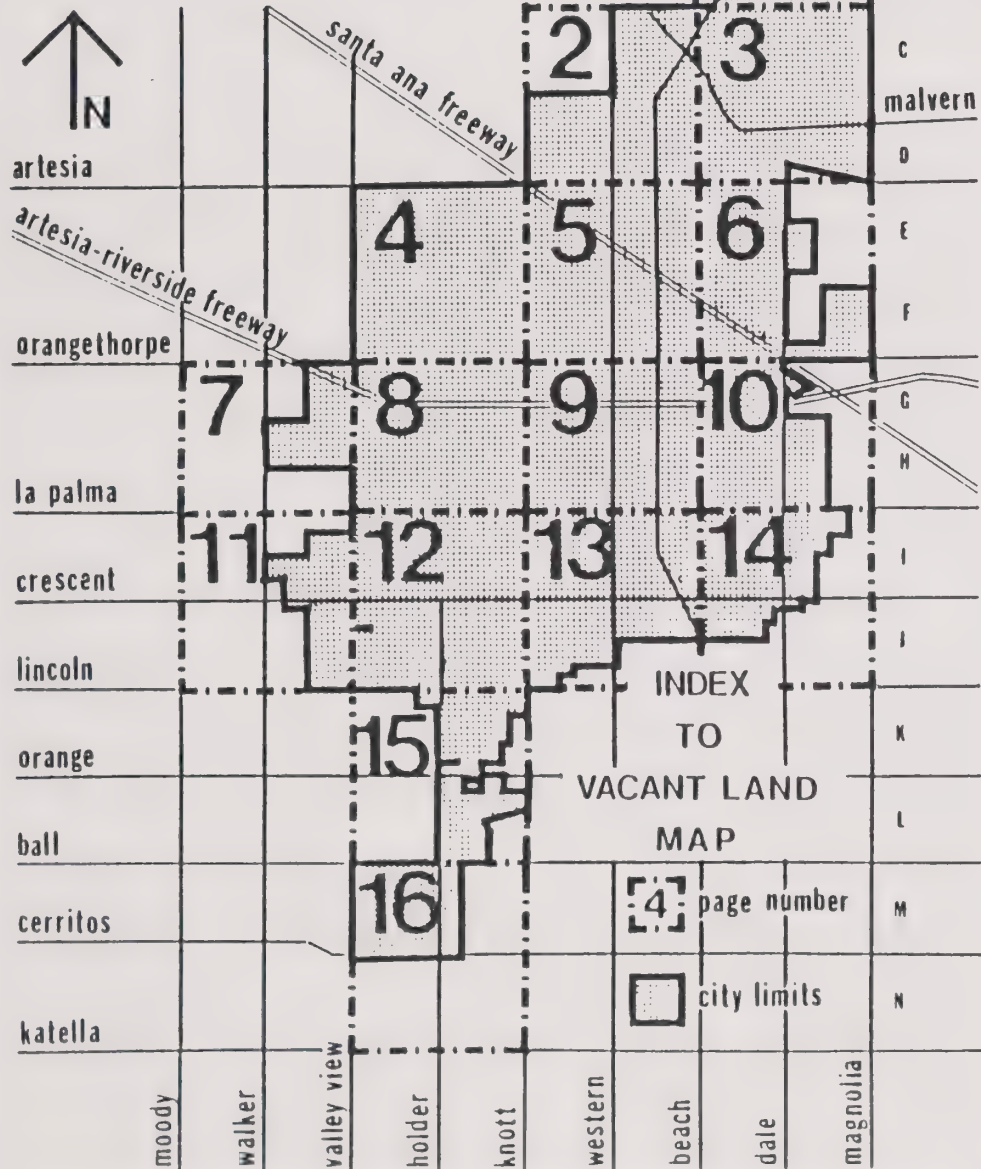
AUGUST 1988

Table -1-

VACANT LAND INVENTORY

VACANT LAND MAP #	RESIDENTIAL SINGLE FAMILY			RESIDENTIAL MULTIPLE FAMILY			COMMERCIAL					INDUSTRIAL				OPEN SPACE		SPECIAL			AUGUST 1988 TOTAL (M/
	RS-6	RS-8	RS-10	RMH	RM-10	RM-16	CO	CS	CG	ECSP	AP	CM	ML	MH	MR	OR	OS	P	PD	A	
1			1.72																		1.72
2	.69					.52	1.04						3.83								6.08
3		.21	.31										4.00		67.88		14.15				86.55
4	7.78						1.07							8.33							17.18
5	.42					2.05			3.39	6.79			8.76								21.41
6	3.71					.34			1.61			2.52	4.83								13.01
7																					
8	.40								1.10												1.50
9										3.86		.65									4.51
10	.39											.18									.57
11	.89																				.89
12	16.68				.52			.80													18.00
13	.50							.46		6.72											7.68
14																					
15	5.16						2.25														7.41
16																					
TOTAL (ZONE)	36.62	.21	2.03		.52	2.91	4.36	1.26	6.10	17.37		3.35	21.42	8.33	67.88		14.15				186.51

BUENA PARK

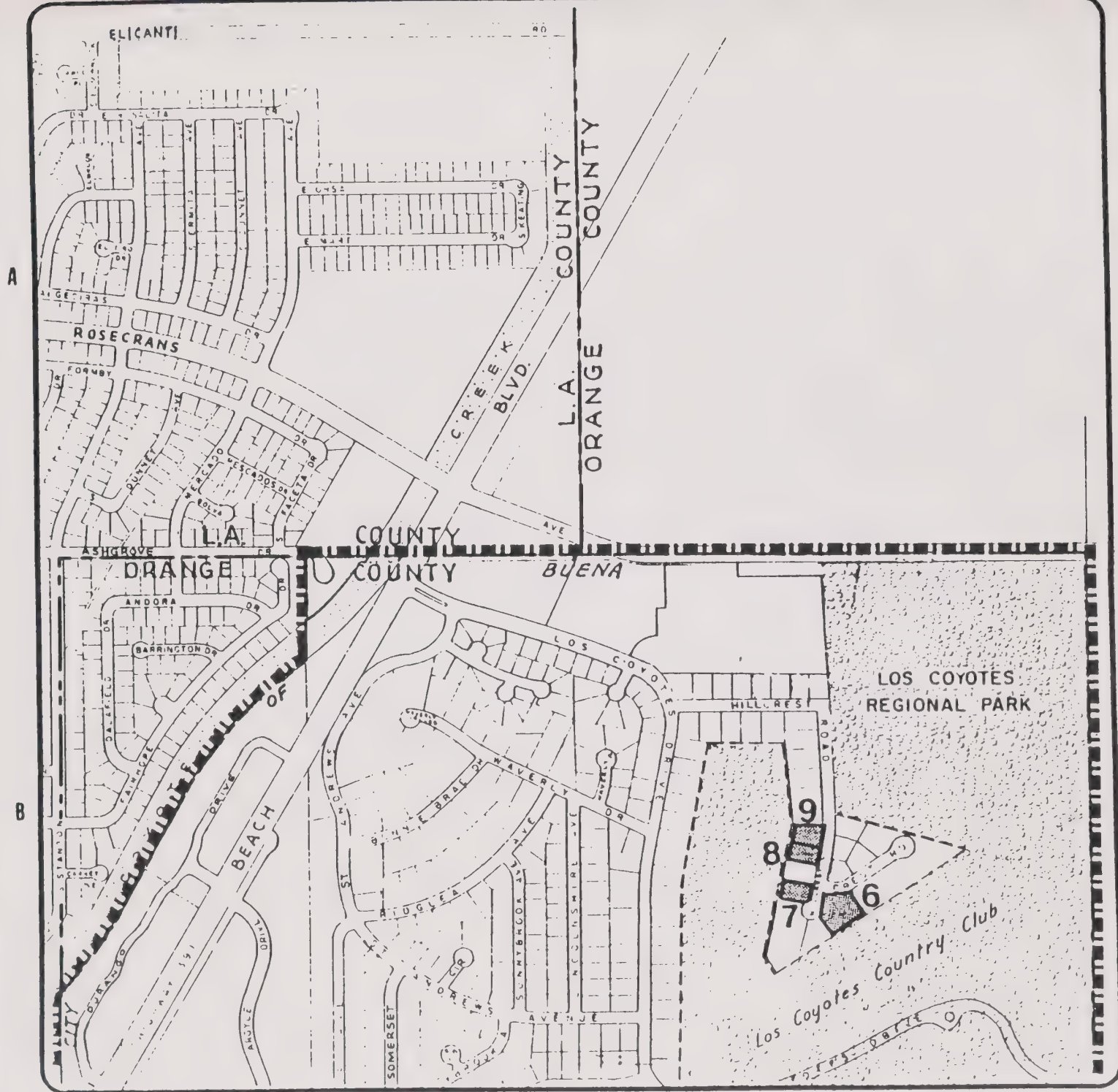
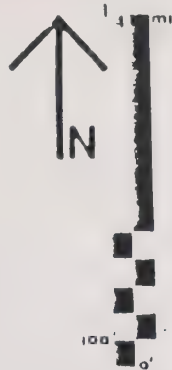


MAP PAGE # 1

NUMBER	AP #	AREA (ACRES)	ZONE	PROPERTY OWNER/ SITUS ADDRESS
6	289-152-05	.60	RS-10	8720/30 HILLCREST
7	289-152-10	.34	RS-10	8699 HILLCREST
8	289-152-12	.39	RS-10	8695 HILLCREST
9	289-152-13	.39	RS-10	8693 HILLCREST

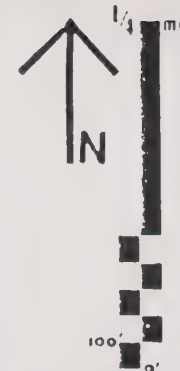
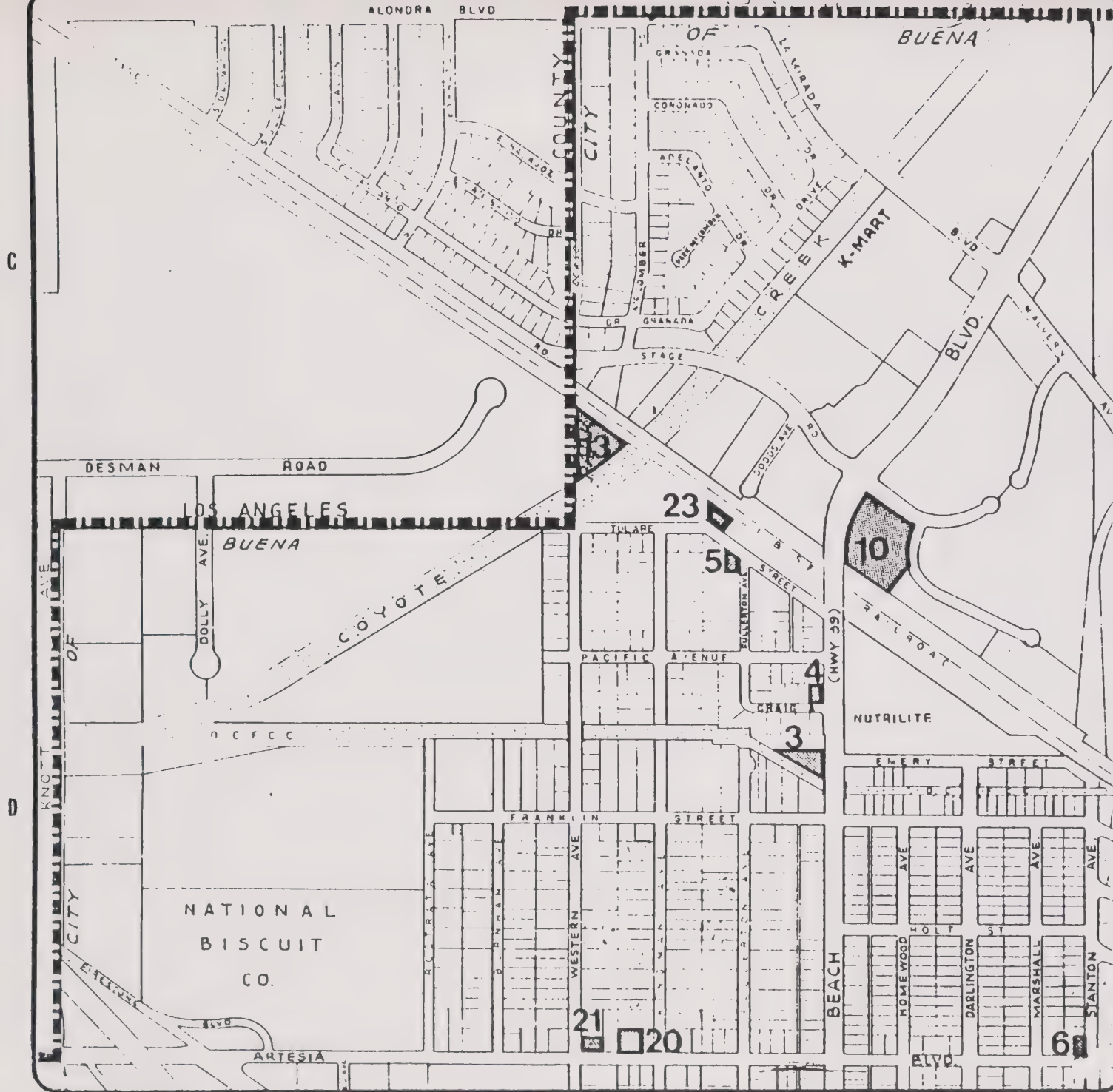
BUENA PARK VACANT LAND

PAGE
1



MAP PAGE #2

NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
3	066-132-21	.89	CO	O.C.F.C.D. (5661 BEACH)
4	066-133-13	.15	CO	7741 CRAIG (5641 BEACH)
5	066-143-06	.22	RS-6	7652 TULARE
6	066-184-11	.10	RS-6	7981 ARTESIA (CTY-BP)
10	066-571-19	2.50	ML	7751 RIVER WAY
13	066-581-05	1.33	ML	LA FCCD (7551 TULARE)
20	277-102-17	.34	RM-16	7539 ARTESIA
21	277-102-19	.18	RM-16	7511 ARTESIA (BP)
23	066-581-02	.24	RS-6	7625 TULARE



BUENA PARK VACANT LAND

see page 3

see page 5

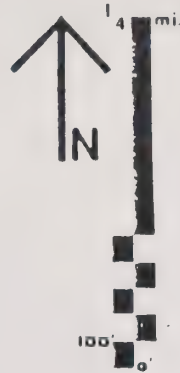
6

MAP PAGE #3

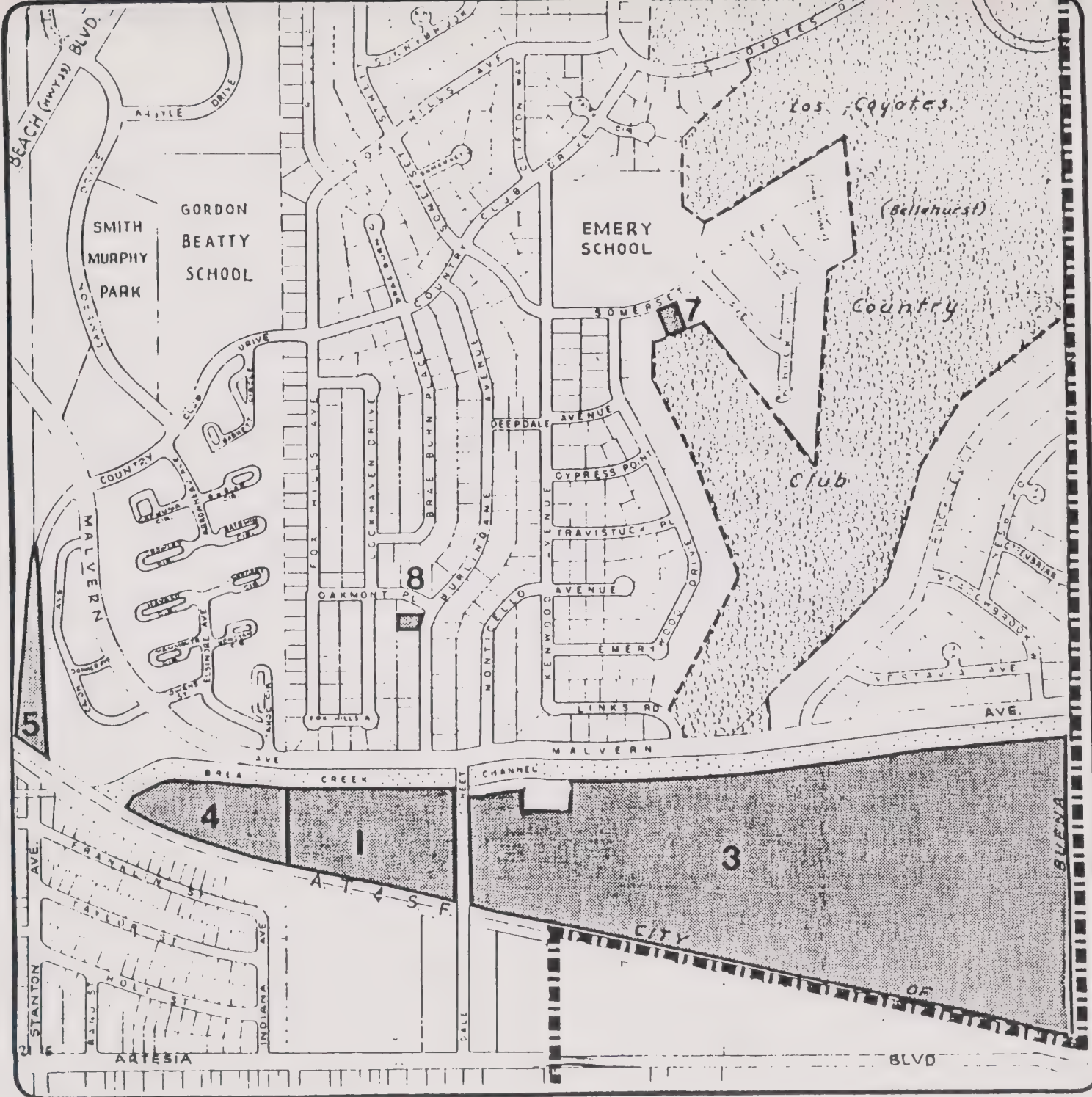
NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	066-391-02	8.80	OS	O.C. FLOOD CONTROL
3	066-391-31	67.88	MR	5700 DALE
4	066-503-02	5.35	OS	OC FLOOD CONTROL
5	066-521-01	4.00	ML/RM16	BP - STANTON EXT R/O/W
7	289-111-02	.31	RS-10	8592 SOMERSET
8	289-087-04	.21	RS-8	5571 BURLINGAME

BUENA PARK VACANT LAND

PAGE
3

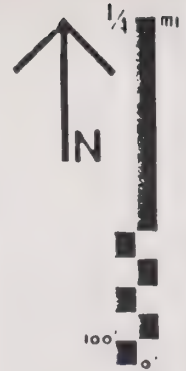
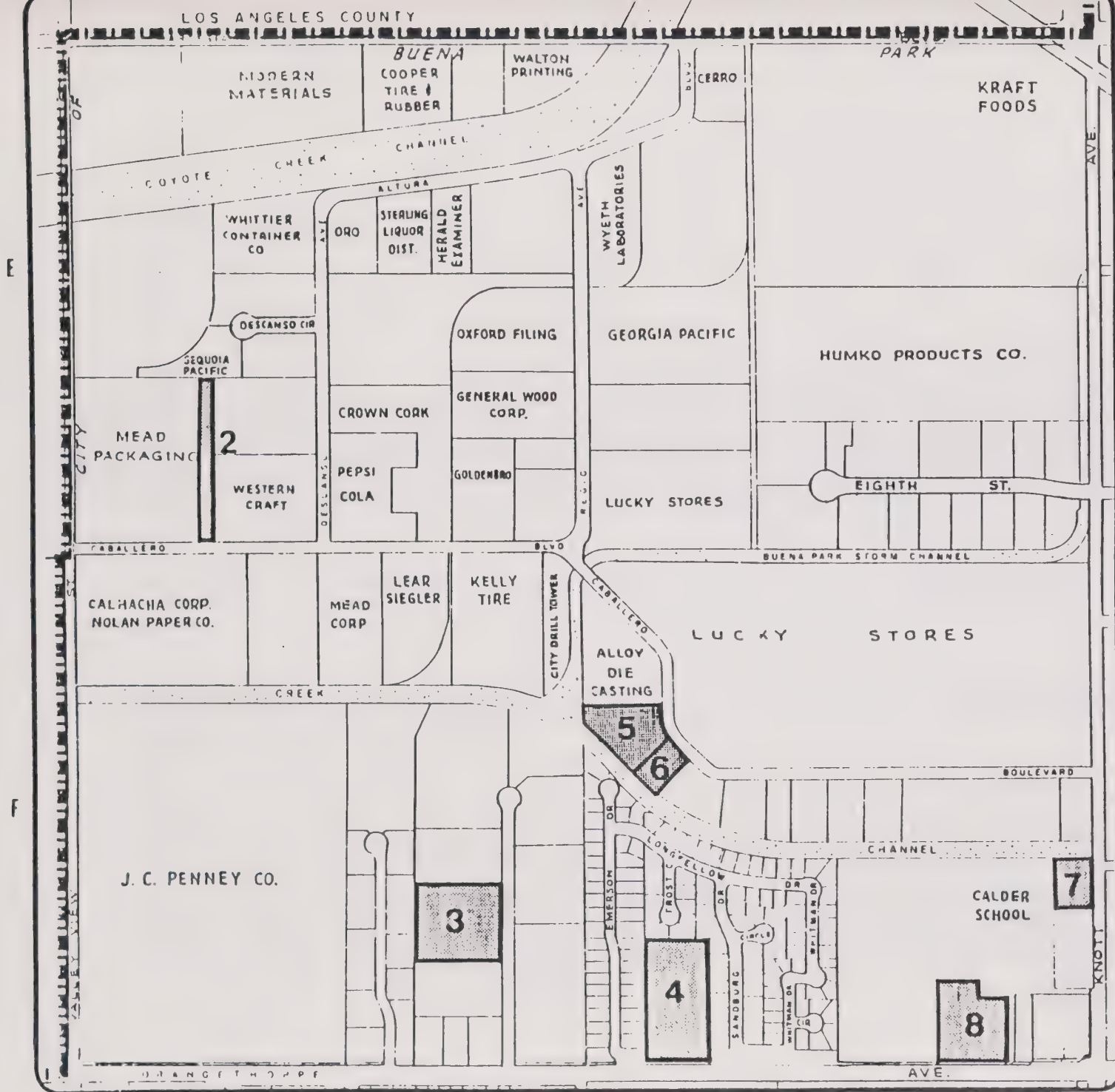


see page 2



MAP PAGE #4

NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
2	276-021-02	1.54	MH	6400 VALLEY VIEW
3	276-101-42	3.66	MH	6945 ARAGON
4	276-112-29	4.72	RS-6	6511 ORANGETHORPE
5	276-121-03	2.13	MH	6560 CABALLERO
6	276-121-04	1.00	MH	6560 CABALLERO
7	276-142-02	1.07	CO	6805 KNOTT
8	276-142-06	3.06	RS-6	6851 ORANGETHORPE



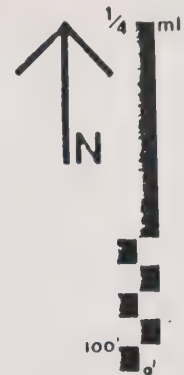
BUENA PARK VACANT LAND

see page 5

NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	066-030-31	4.77	ML	CAL-TRANS
2	066-030-33	2.93	ML	7400 ARTESIA
3	066-061-13	.39	CG	7441 FOURTH
4	066-062-06	.11	CG	7396 FOURTH
5	066-062-07	.11	CG	6166 MANCHESTER
6	066-062-10	.09	CG	6166 MANCHESTER
7	066-062-11	.10	CG	6172 MANCHESTER
8	066-062-21	.13	CG	7400 FOURTH
9	066-062-22	.16	CG	7400 FOURTH
10	066-062-24	.23	CG	6141 WESTERN*
11	066-243-13	.31	RS-6	6071 MARSHALL
14	066-253-08	.29	CG	6231 MARSHALL
18	276-211-02	.12	RM-16	7522 EIGHTH
19	276-212-02	.19	RM-16	7582 EIGHTH
21	276-213-01	.19	RM-16	BP 7501 EIGHTH
23	276-221-13	.17	RM-16	6441 WESTERN
25	276-262-06	.16	RS-6	6632 HIGHLAND*
32	066-244-29	.11	RS-6	7971 FOURTH
35	276-361-02	.51	ECSP	6800 BEACH
36	276-361-03	5.41	ECSP	6800 BEACH
37	276-361-09	.14	ECSP	6800 BEACH
38	276-361-11	.35	ECSP	6971 BRENNER
39	276-361-12	.19	ECSP	6961 BRENNER
40	276-361-13	.19	ECSP	6951 BRENNER
41	276-362-09	.13	CG	7901 ORANGETHORPE
42	276-381-04	.32	CG	7011 ORANGETHORPE
46	277-021-10	.19	CG	6289 MANCHESTER
47	277-021-11	.13	CG	6297 MANCHESTER
48	277-021-12	.07	CG	6299 MANCHESTER
51	277-032-05	.16	RS-6	6292 HOMEWOOD*
57	277-071-30	.26	RM-16	7592 ARTESIA
58	277-072-06	.13	CG	7601 COMMONWEALTH
59	277-073-34	.21	RM-16	6022 WESTERN
60	277-073-35	.43	RM-16	7502 ARTESIA
61	276-382-26	.91	ML	7227 ORAN
62	277-073-08	.22	RM-16	6071 KINGMAN
63	277-041-07	.27	CG	6412 MANCHESTER
64	066-061-05	.11	CG	7411 FOURTH
65	276-322-05	.38	CG	6812 BEACH
66	276-202-06	.15	ML	6352 BURNHAM
67	276-221-09	.13	RM-16	7422 EIGHTH
68	276-221-10	.13	RM-16	7432 EIGHTH
69	(066-251-24			
	(066-251-25	.28	CG	6172 BEACH
	(066-251-28			
	(066-251-29			

* UNDERUTILIZED

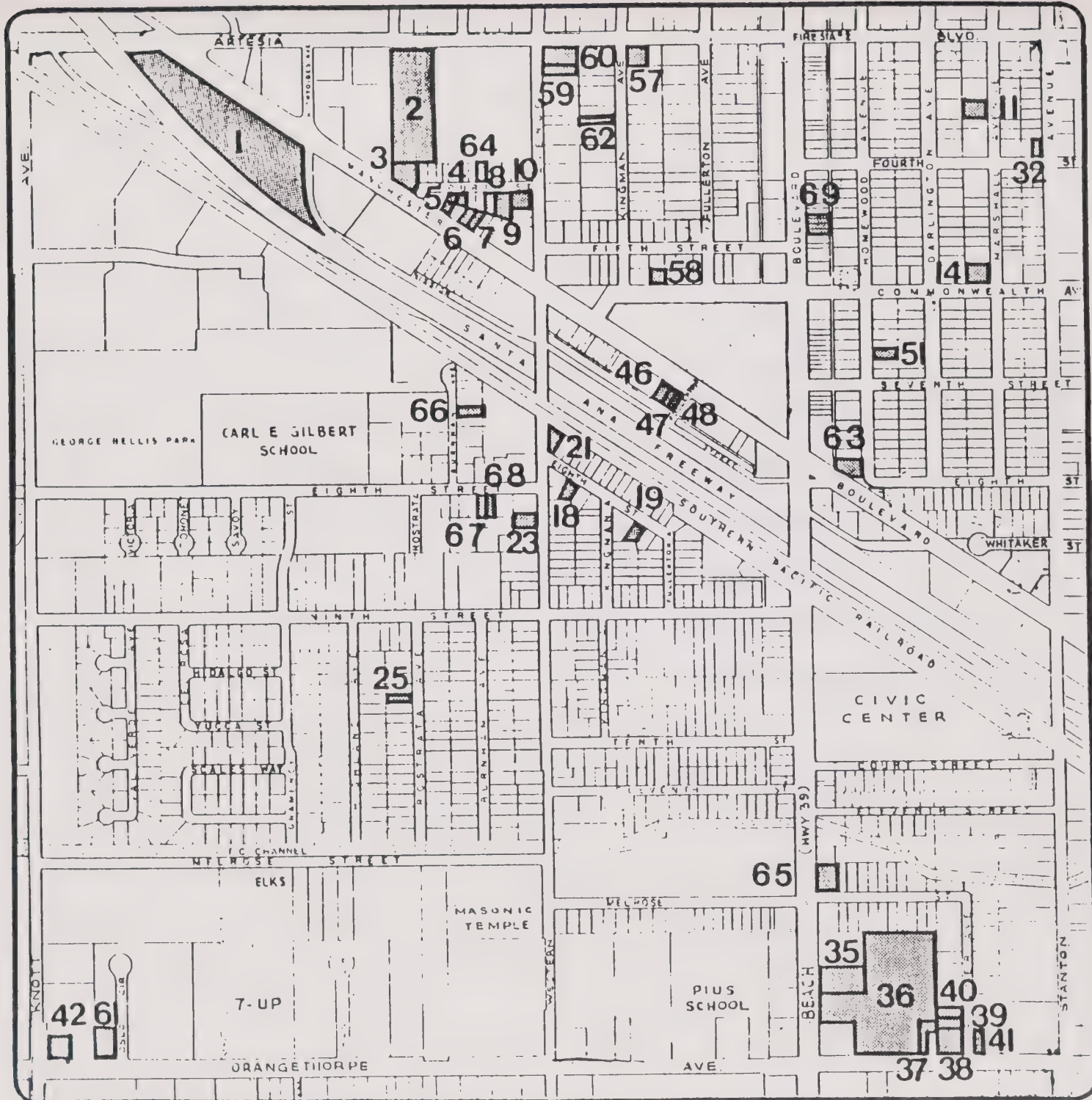
BUENA PARK VACANT LAND



PAGE
57

see page 4

F



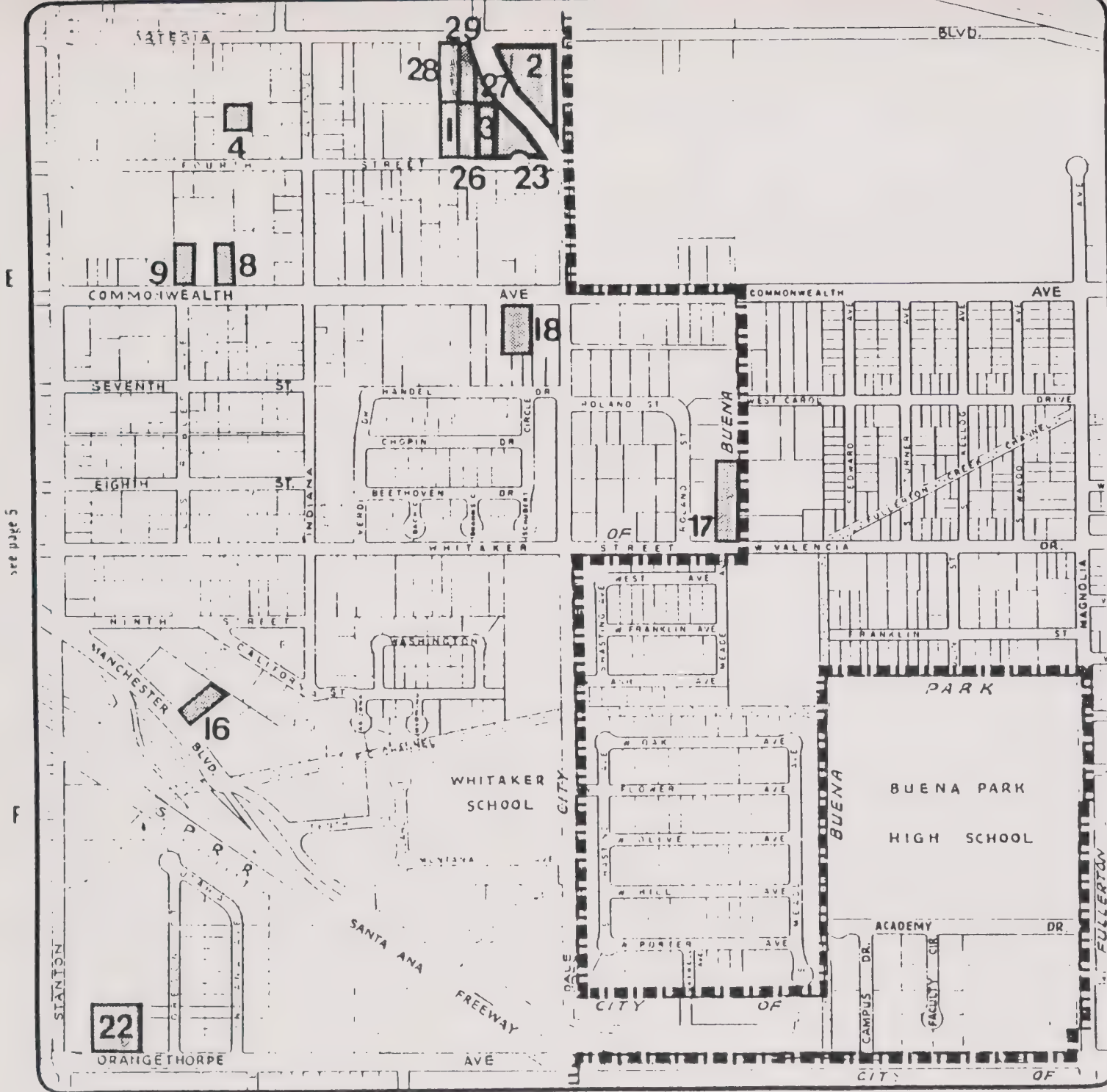
see page 6

F

MAP PAGE #6

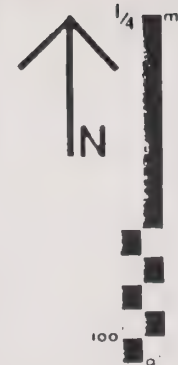
NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	066-220-10	.68	RS-6	8361 FOURTH
2	066-220-50	2.41	ML	8460 ARTESIA
3	066-220-48	.68	RS-6	8401 FOURTH
4	066-230-59	.34	RM-16	8171 FOURTH
8	066-260-36	.51	CG	8171 COMMONWEALTH
9	066-260-40	.51	CG	8121 COMMONWEALTH
16	070-046-11	.59	CG	6642 MANCHESTER
17	070-241-37	1.00	ML	8657 WHITAKER
18	070-250-60	1.00	CM	8422 COMMONWEALTH
22	276-352-07	1.52	CM	8031 ORANGETHORPE
23	066-220-49	1.67	RS-6	8441 FOURTH
26	066-220-11	.68	RS-6	8391 FOURTH
27	066-220-51	.18	ML	8412 FOURTH
28	066-220-09	.67	ML	8362 ARTESIA
29	066-220-12	.57	ML	8392 ARTESIA

see page 5



BUENA PARK VACANT LAND

PAGE
00



MAP PAGE #7

MAP PAGE #8

1	263-431-11	.20	RS-6	6878 BERRY
7	263-492-27	.20	RS-6	6831 BERRY
10	263-541-01	1.10	CG	6950 ORANGETHORPE (PART OF 7015 KNOTT)

C

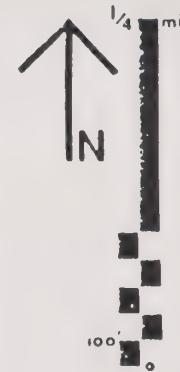
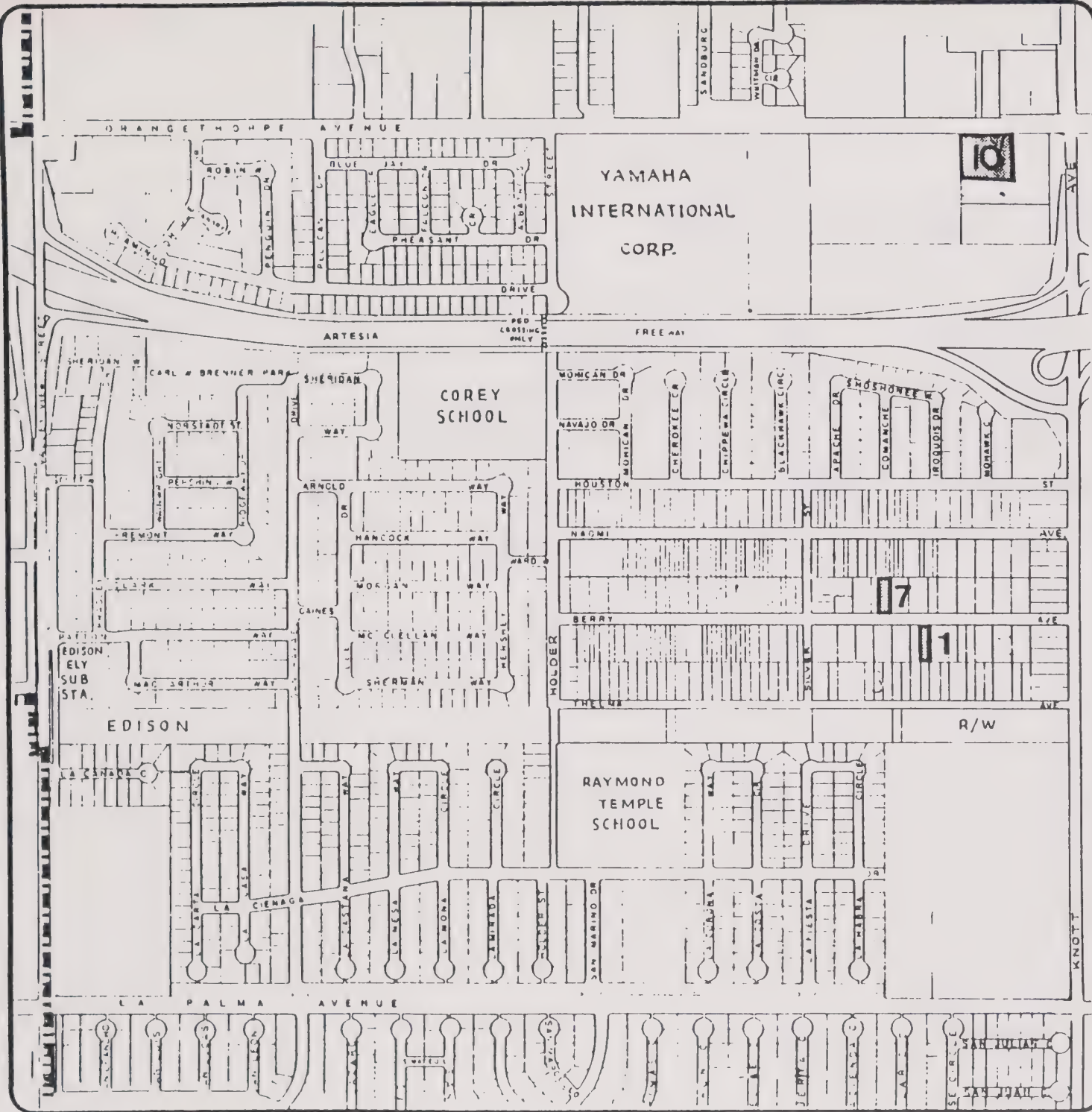
see page 7

H

C

see page 9

H



**BUENA PARK
VACANT LAND**

**PAGE
00**

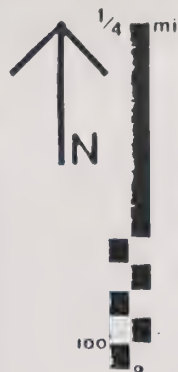
AMENDED 8-01-88

MAP PAGE #9

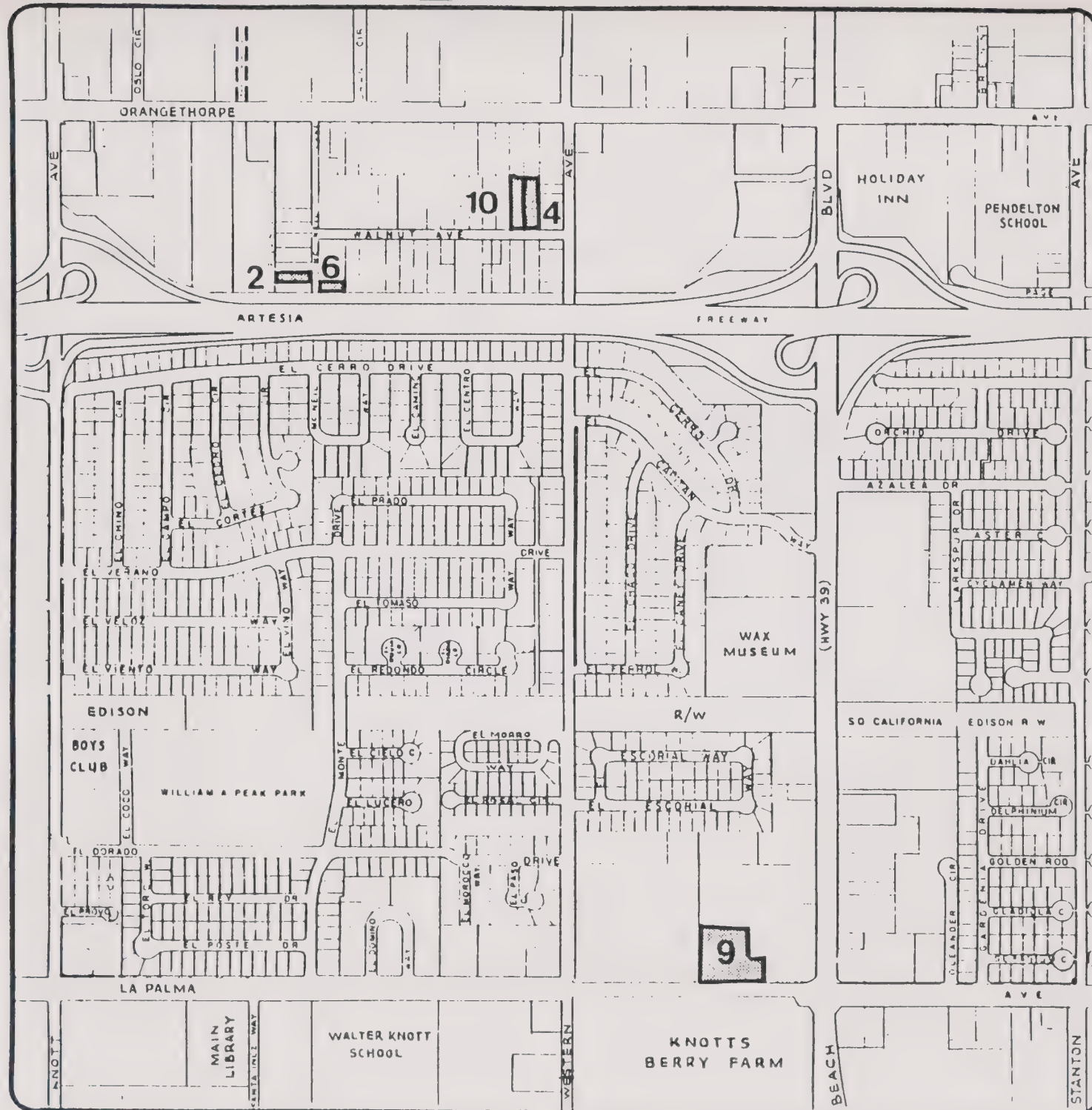
NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
2	136-171-09	.22	CM	7151 MC NEIL *
4	136-172-26	.46	CM	7441 WALNUT
6	136-173-04	.19	CM	7162 MC NEIL
9	136-221-16	3.86	ECSP	7671 LA PALMA
10	136-172-27	.46	CM	7431 WALNUT *

* UNDERUTILIZED

PAGE
9



H

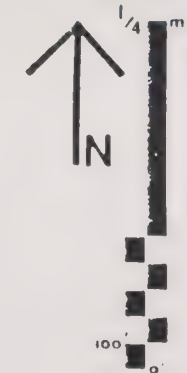
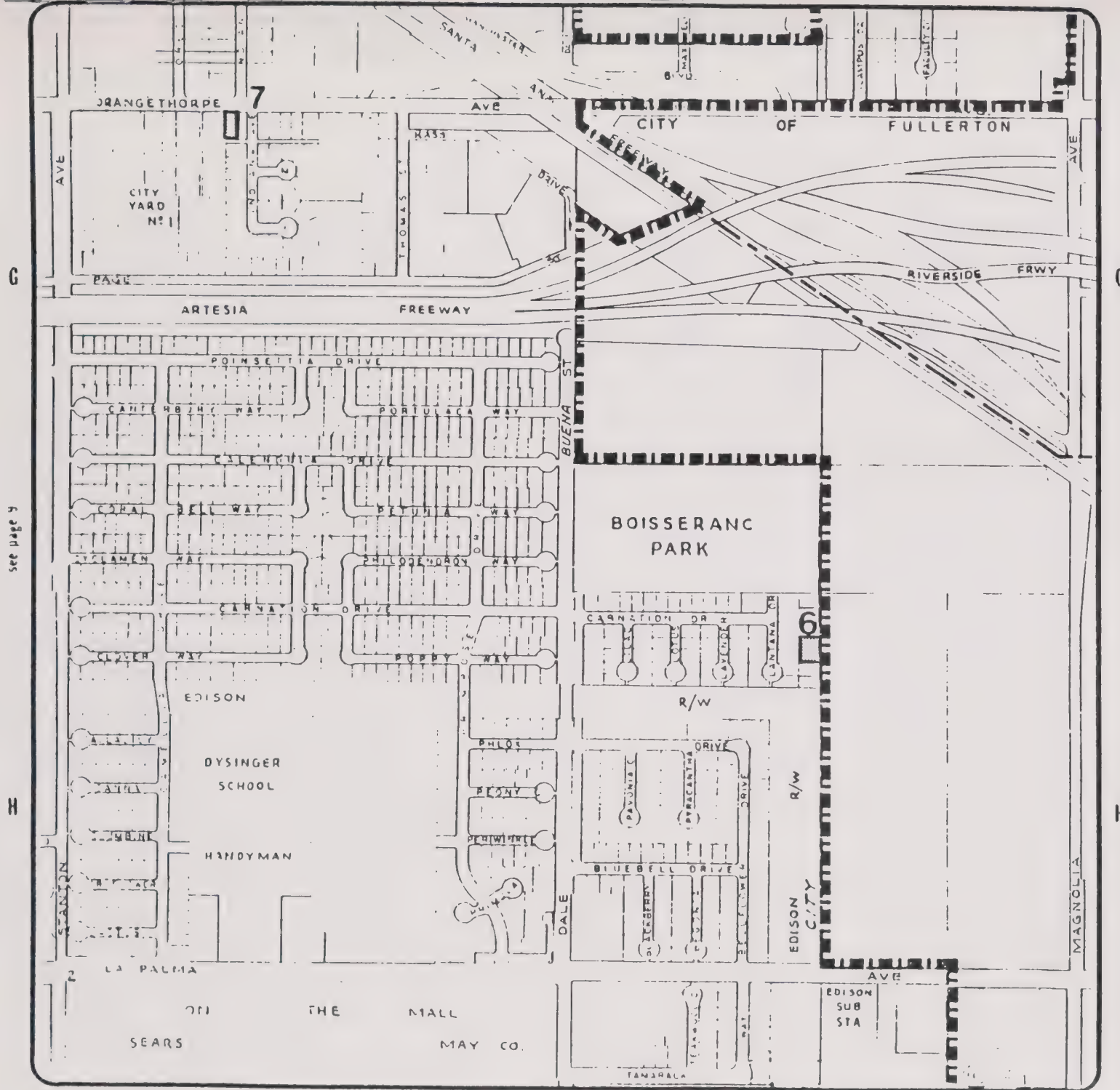


see page 10

1

MAP PAGE #10

NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
6	070-472-56	.39	RS-6	REAR OF 7676 & 7690 LANTANA
7	070-072-01	.18	CM	8152 ORANETHORPE



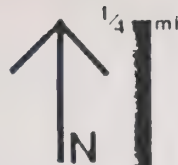
**BUENA PARK
VACANT LAND**

**PAGE
10**

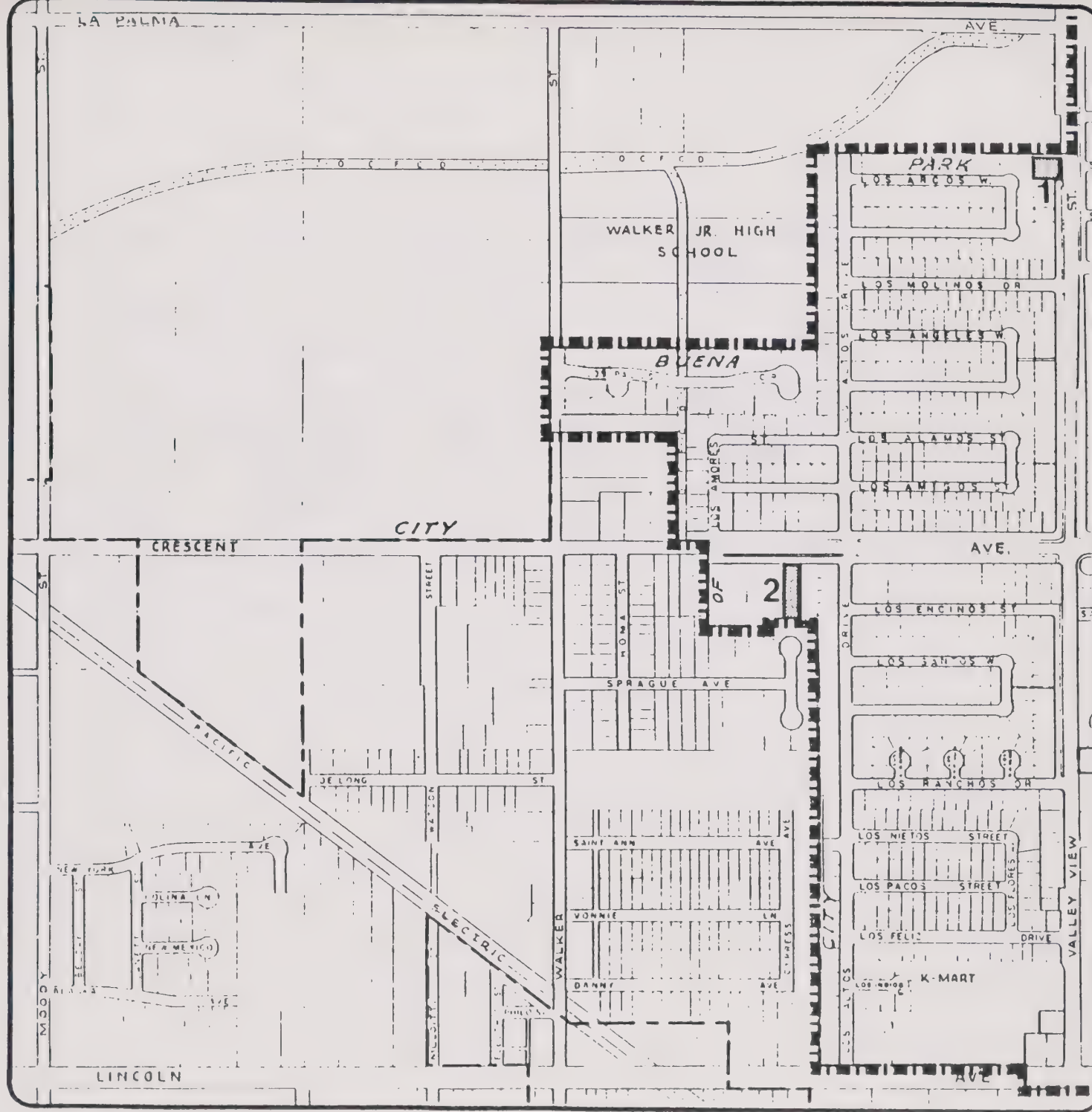
MAP PAGE #11

NUMBER	AP #	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	262-152-58	.42	RS-6	8121 VALLEY VIEW
2	262-451-02	.47	RS-6	5702 CRESCENT

BUENA PARK VACANT LAND



PAGE
11

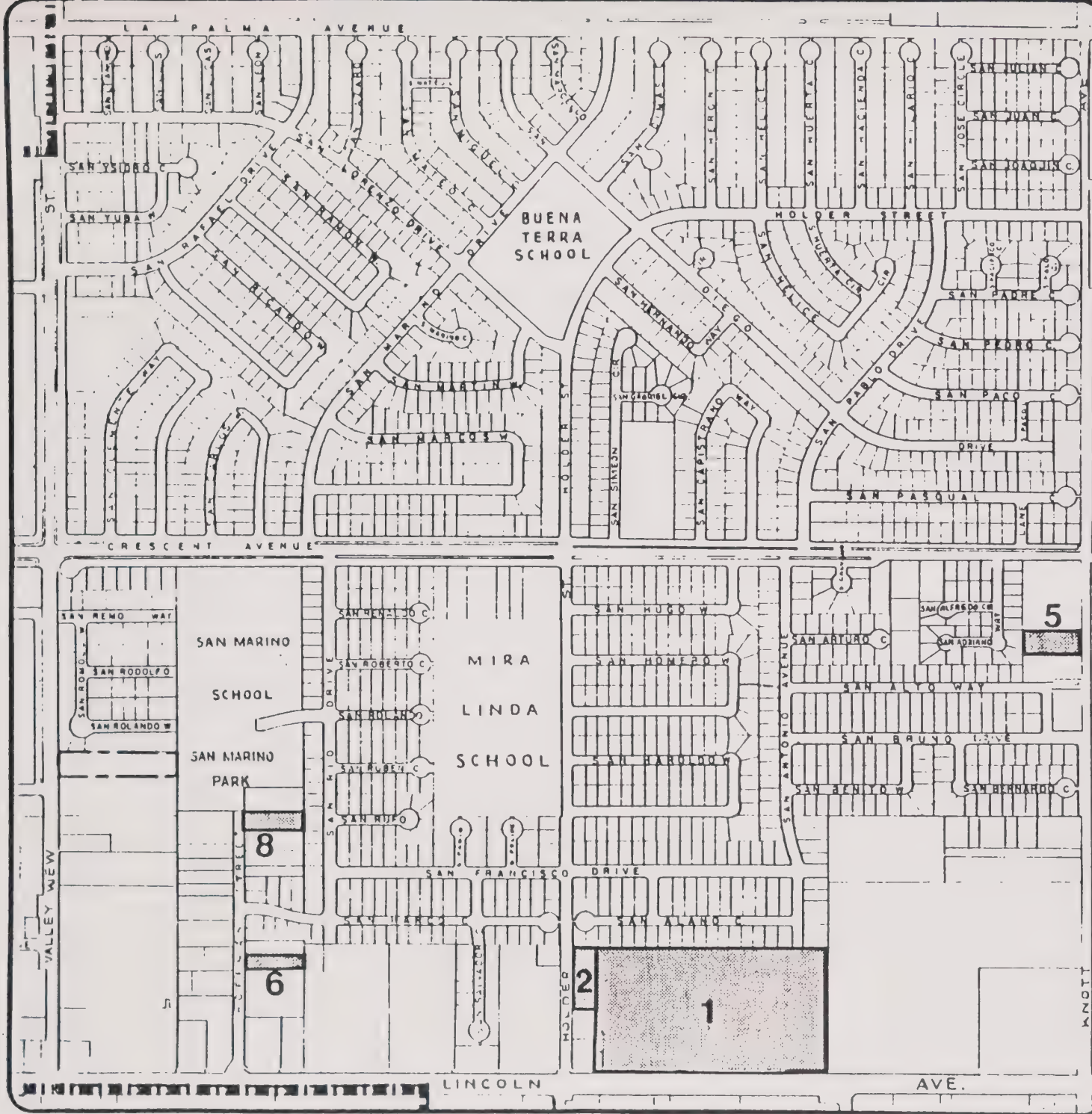


MAP PAGE #12

NUMBER	AP #	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	069-120-15	16.68	RS-6	6509 LINCOLN
2	069-120-16	.82	RS-6	8932 HOLDER *
5	069-491-23	.80	CS	8571 KNOTT
6	260-022-02	.52	RM-10	8872 HOFFMAN
8	260-032-01	.63	RM-10	8743 HOFFMAN *

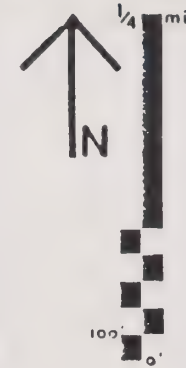
* UNDERUTILIZED

see page 11



see page 15

see page 13



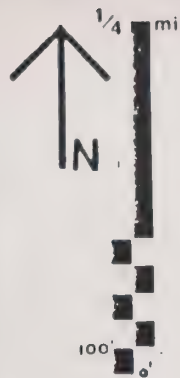
BUENA PARK VACANT LAND

PAGE
12

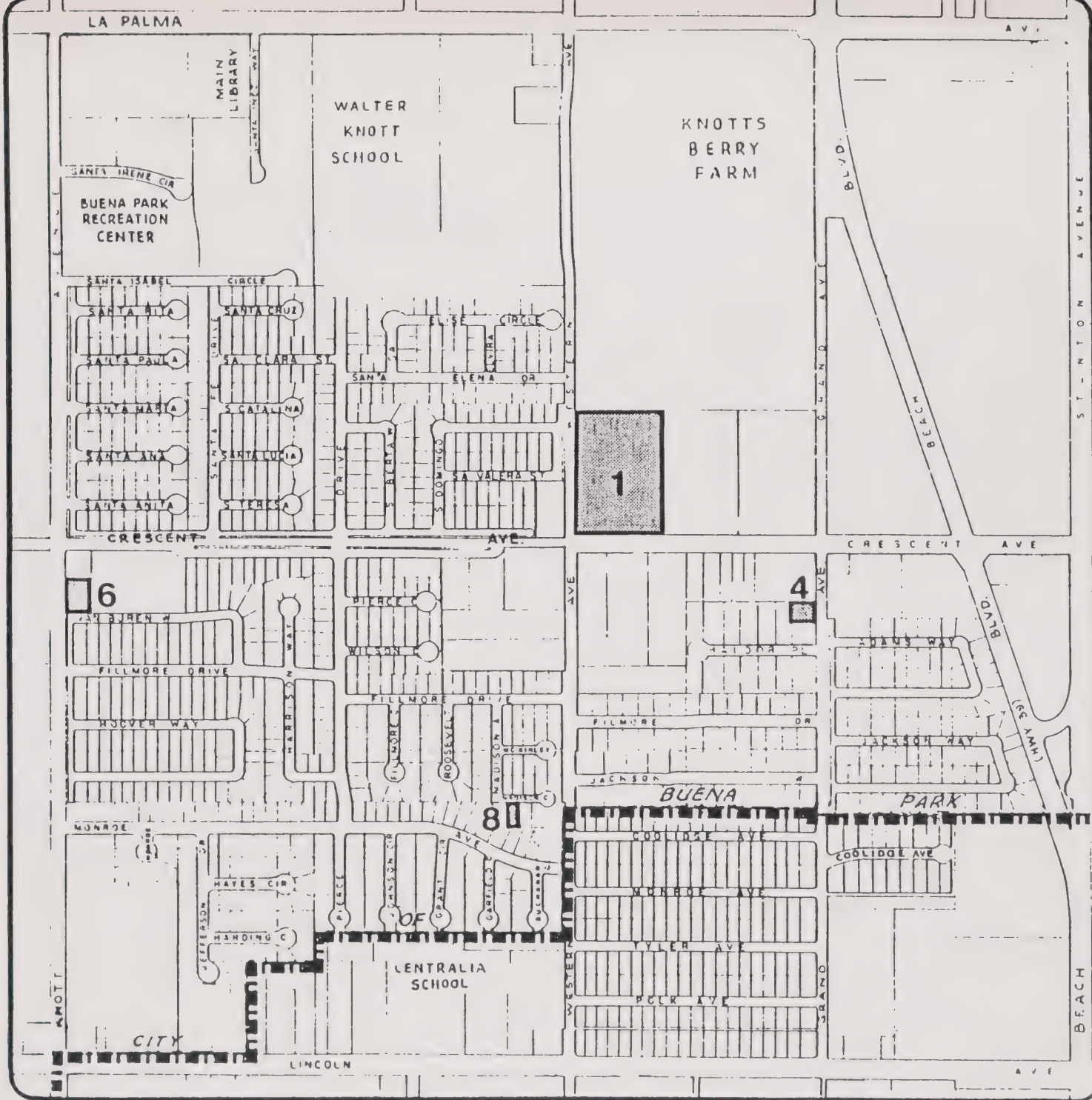
MAP PAGE #13

NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	135-061-03	6.72	ECSP	7541 CRESCENT
4	135-121-13	.28	RS-6A	8561 GRAND
6	135-161-15	.46	CS	8544 KNOTT
8	135-202-25	.22	RS-6	7440 MADISON

PAGE
13



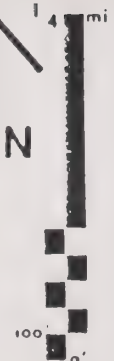
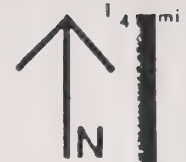
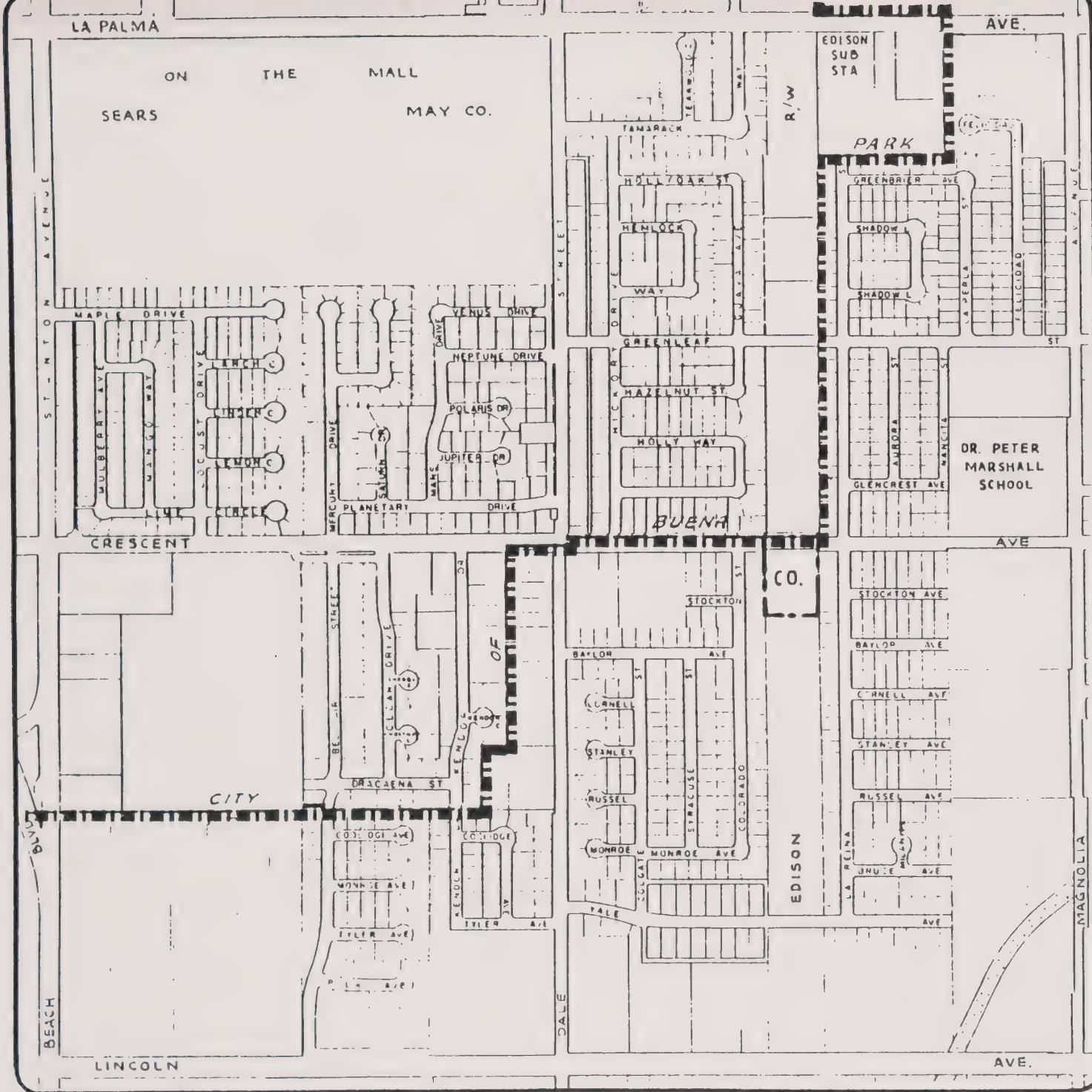
see page 12



for more information

MAP PAGE #14

see page 13



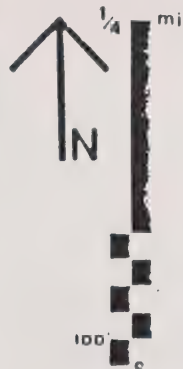
BUENA PARK VACANT LAND

MAP PAGE #15

NUMBER	AP#	AREA (ACRES)	ZONE	PROPERTY OWNER SITUS
1	134-062-18	1.00	CO	9021 KNOTT (POR.OF)
2	134-062-24	.19	CO	9021 KNOTT (POR.OF)
3	134-062-27	.29	CO	9011 KNOTT (POR. OF)
4	134-062-29	.77	CO	6880 LINCOLN
5	134-461-30	5.16	RS-6	3840 ORANGE

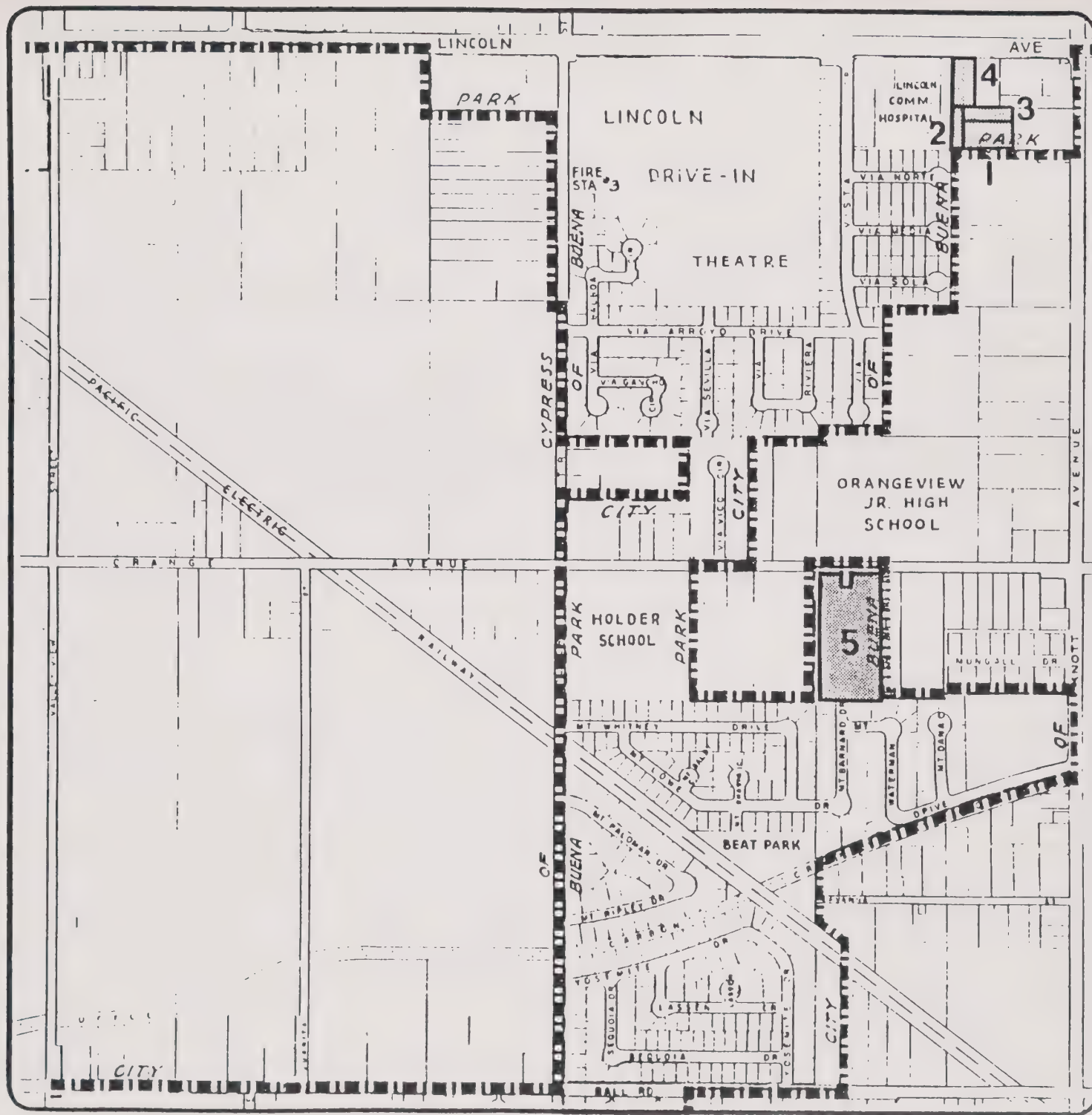
BUENA PARK VACANT LAND

PAGE
15



K

L

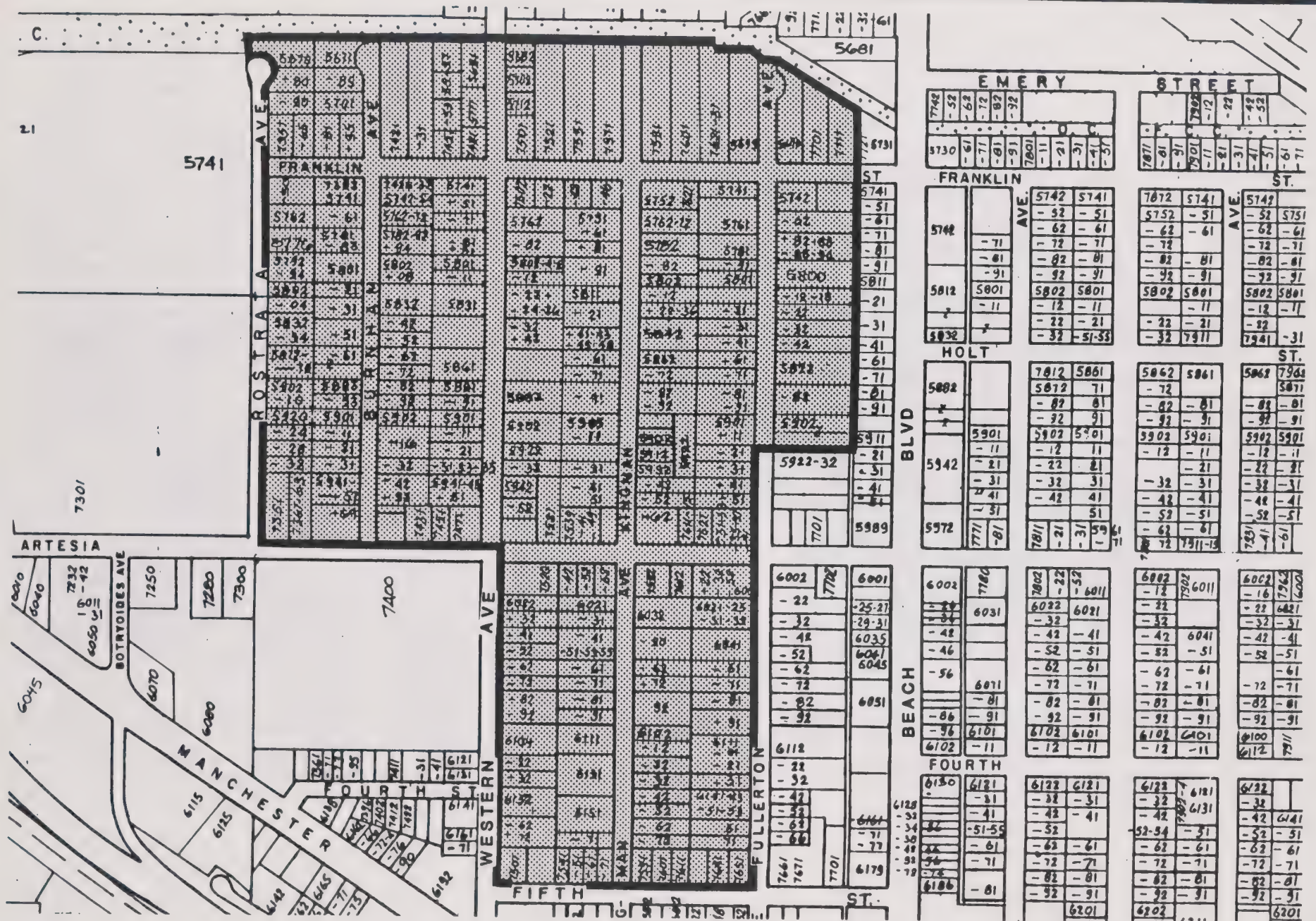


K

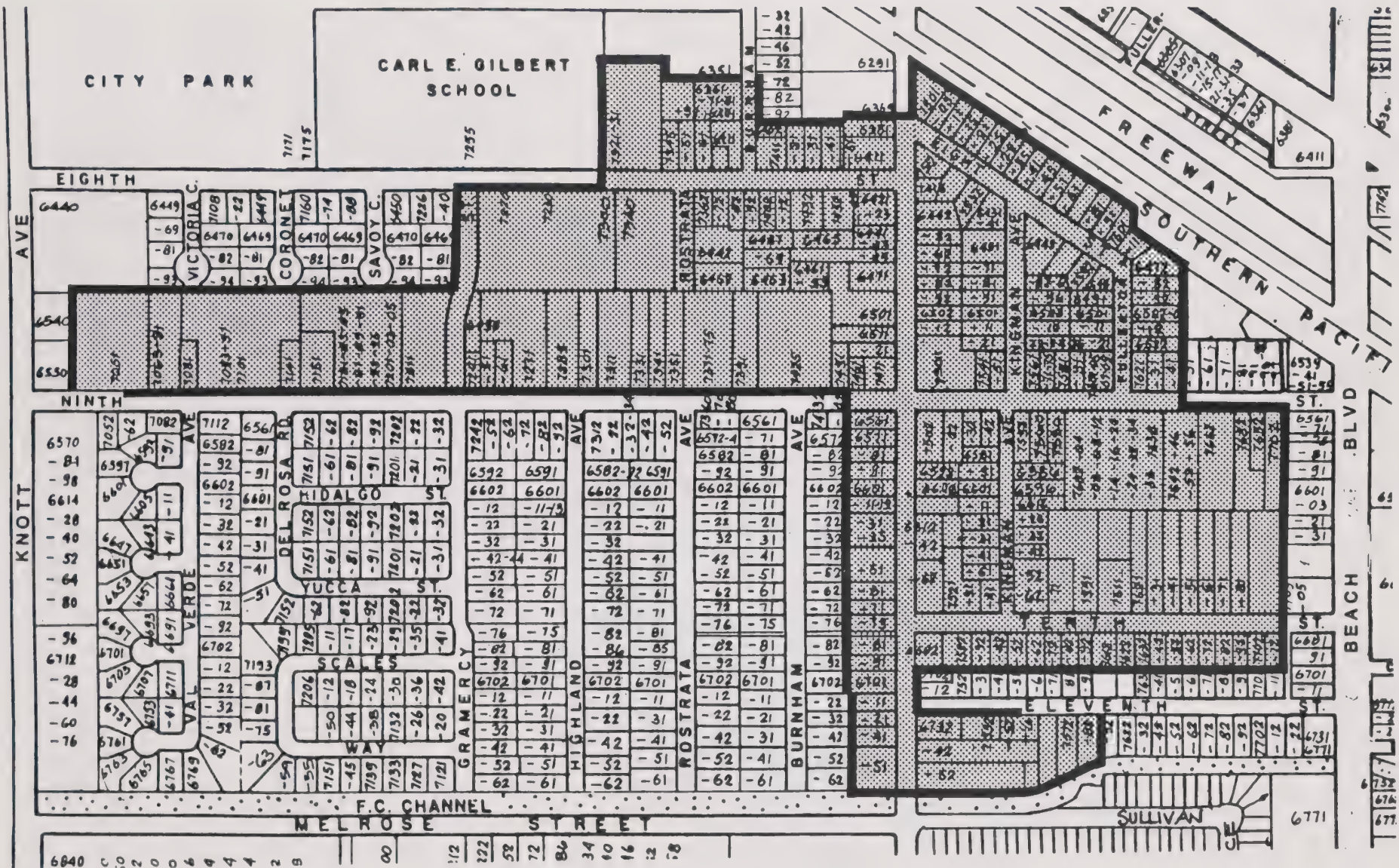
L

MAP PAGE #16

APPENDIX C
RECYCLING MAP DETAIL



AREA A



AREA C



AREA D

APPENDIX D
FEE SCHEDULE

CITY OF BUENA PARK
1991 SCHEDULE OF FEES
CITY PLANNING COMMISSION/ZONING ADMINISTRATOR

	<u>FEE</u>	<u>APPEAL FEE</u>
Adjustment -		
Single Family Residence	\$ 100	\$ 50
Other than S.F. Residence	400	200
Banner Permit	25	
CC & R's	975	487.50
Conditional Use Permit	1025 *	475
Conditional Use Permit Modification	1025 *	475
Determine other permitted uses	540	270
Development Agreement Actual Costs +	2500	
Driveway Permit	35	
Environmental Review -		
Categorical Exemption	50	
Negative Declaration	265	
Environmental Impact Report Actual Costs +	10%	
Extension of Approval	150	
Fence Approval (Non Multi-Family Residential)	No Fee	
General Plan Amendment	850	425
Home Occupation	35	
Landscaping/Irrigation Plan Check	135	
Mechanical Permit	25	
Preliminary Plan Review	200	
Relocation for main building	725	362.50
Relocation for accessory building only	300	150
Revocation of CUP or Variance	625	312.50
Satellite Dish Antenna	35	
Sign Plan	475	237.50
Sign Plan Check & Inspection Fee	60	
Site Plan -		
Single Family Residence	275 *	100
Other than S.F. Residence	960 *	442.50
Specific Plan Actual Costs +	15%	
Tentative Parcel Map (4 lots or less)	575	287.50
Tentative Tract (5 or more lots)	825	412.50
Underground Utility Waiver	150	
Variance -		
Single Family Residence	525 *	225
Other than S.F. Residence	905 *	415
Variance Modification	905 *	415
Zone Change	800	400

Appeal to City Council - 1/2 cost of original fee

* Fee includes \$75 Fire Dept. plan review fee

Effective 7-1-91

SH:la
/fees1991

APPENDIX E
ORANGE COUNTY RENTAL SURVEY

TABLE III Comparison of Rental Levels in 1991 vs. 1990

	Bachelor		1-Bedroom		2-Bedroom + 1 Bath		2-Bedroom + 2 Bath		3-Bedroom	
	1990	1991	1990	1991	1990	1991	1990	1991	1990	1991
Anaheim	569	570	653	660	734	738	849	855	903	895
Brea	603	618	675	679	754	756	843	847	N.A.	
Buena Park	595	605	620	631	685	693	819	831	800	805
Costa Mesa	666	707	721	725	795	758	1050	1021	1374	1154
Cypress	N.A.		608	620	710	722	740	744	903	903
Fullerton	581	595	596	597	752	755	789	803	800	800
Garden Grove	582	630	613	647	727	756	808	877	904	1021
Huntington Beach	674	674	768	761	863	867	934	935	1118	1128
La Habra	522	525	589	603	684	692	786	803	793	844
Newport Beach	742	733	846	859	875	1040	1060	1063	1239	1248
Orange	600	633	632	633	756	766	756	835	810	964
Placentia	680	680	719	719	746	746	856	856	N.A.	
Santa Ana	536	541	697	706	791	810	868	877	N.A.	
Stanton	N.A.		610	613	731	724	743	732	880	882
Tustin	675	675	703	703	803	813	857	873	1115	1115
Westminster	597	604	653	667	800	825	810	834	N.A.	
Overall Average	616	628	669	676	763	779	851	861	979	980
% Change	1.9%		1.0%		2.1%		1.2%		0.1%	

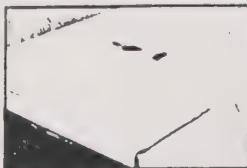
COUNTERTOP MAGIC

Save Big Money
&

Time without Replacement

Repair & Recolor
Countertops Look Like New

• Burns • Knife Cuts • Scorch Marks • Broken Edges



Before



After

✓ All types of plastic laminates

Formica • Wilsonart • Nevamar • Micarta • Arborite

✓ Porcelain Sink and Bathtub

✓ Fiberglass Tub and Shower

Repair • Refinishing • Recoloring

All Work Guaranteed

Free Estimate

St. Lic. #552369

24-hour Service

APPLE MAINTENANCE CO.

(714) 971-5670

REPIPING?

• Specializing in Apartment Repiping
and Slab Leaks Since 1984

• No Job too Large or too Small

• In-House Stucco and Drywall Repair

FREE ESTIMATES

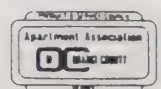


RGS PLUMBING SERVICES

The Full Service Property Maintenance Contractor

(714) 630-5300

State License: 479182



Orange County Rental Survey — 1991

Prepared for *Apartment News* by Acquitec Co., Irvine

Acquitec Co., as part of its ongoing effort to keep clients abreast of changes in the Orange County apartment market, is pleased to report the latest survey of rental levels in Orange County. Tables I and II tabulate the rental levels (rent/month and rent/square foot) for bachelor to three-bedroom

units. Table III provides a comparison of rental levels in 1991 vs. 1990.

For this survey, 156 apartment buildings from mid-size to very large, from new to older buildings, all located within different Thomas Guide Grids, were surveyed. Total number of units that were included in our survey was 25,739.

Acquitec periodically prepares rental-rate surveys for various cities in central and northern Orange County, and these reports are available, free of charge, to interested property owners. Readers may call Sharo Kastoo at Acquitec, (714) 752-2485, and request a report on the city of their choice. ■

TABLE I Monthly rent

	Bachelor			1-Bedroom			2-Bedroom + 1 Bath			2-Bedroom + 2 Bath			3-Bedroom		
	Low	High	Avg.	Low	High	Avg.	Low	High	Avg.	Low	High	Avg.	Low	High	Avg.
Anaheim	\$540	595	570	\$550	925	660	\$650	825	738	\$735	1135	855	\$ 835	950	895
Brea	600	635	618	525	795	679	625	875	756	775	950	847	N.A.		
Buena Park	605	605	605	550	685	631	620	800	693	760	925	832	750	860	805
Costa Mesa	495	825	707	585	960	725	675	945	758	795	1305	1021	900	1460	1154
Cypress		N.A.		585	660	620	680	760	722	700	790	744	850	950	903
Fullerton	500	705	595	540	690	597	675	830	755	725	895	803	800	800	800
Garden Grove	520	701	630	520	750	647	630	890	756	730	1025	877	875	1490	1021
Huntington Beach	545	750	674	660	960	761	665	1004	867	780	1200	935	960	1265	1128
La Habra	450	590	525	515	700	603	615	760	692	735	840	803	800	905	844
Newport Beach	625	810	733	725	955	859	875	1175	1040	825	1200	1063	825	1540	1248
Orange	565	565	565	545	725	633	715	825	766	750	865	835	775	1080	964
Placentia	675	685	680	635	785	719	735	760	746	770	990	856	N.A.		
Santa Ana	480	595	541	537	1000	706	700	975	810	700	1300	877	N.A.		
Stanton		N.A.		580	635	613	685	775	724	675	780	732	800	940	882
Tustin	635	710	675	615	865	703	745	800	813	805	955	873	\$1095	1135	1115
Westminster	\$560	635	604	\$575	700	667	\$820	830	825	\$780	865	834	N.A.		

TABLE II Rent per Square Foot

	Bachelor			1-Bedroom			2-Bedroom + 1 Bath			2-Bedroom + 2 Bath			3-Bedroom		
	Low	High	Avg.	Low	High	Avg.	Low	High	Avg.	Low	High	Avg.	Low	High	Avg.
Anaheim	1.06	1.32	1.21	.81	1.13	.91	.72	.87	.79	.81	1.08	.90	.75	.84	.80
Brea	1.20	1.26	1.23	.99	1.13	1.04	.82	.99	.89	.79	.95	.87	N.A.		
Buena Park	1.10	1.10	1.10	.81	.97	.88	.64	.87	.75	.69	.95	.82	.78	.78	.78
Costa Mesa	.95	1.41	1.27	.78	1.28	1.06	.79	1.03	.92	.71	1.14	.96	.71	1.00	.83
Cypress		N.A.		.74	.87	.81	.64	.84	.76	.72	.85	.79	.68	.95	.80
Fullerton	.88	1.28	1.18	.71	.98	.86	.60	.92	.80	.73	.87	.80	.85	.85	.85
Garden Grove	1.65	1.73	1.69	.76	1.10	.90	.74	.90	.82	.60	1.00	.82	.63	.95	.81
Huntington Beach	1.12	1.55	1.28	.95	1.25	1.06	.86	1.14	.95	.69	1.17	.92	.78	.89	.83
La Habra	.98	1.29	1.12	.74	1.04	.88	.73	.86	.79	.76	.89	.81	.73	.86	.78
Newport Beach	1.19	1.49	1.29	.97	1.35	1.14	1.06	1.06	1.06	.83	1.08	.99	.66	1.18	.95
Orange	1.26	1.26	1.26	.78	.99	.90	.86	.97	.89	.65	.87	.78	.61	.94	.74
Placentia	1.30	1.32	1.31	.98	1.11	1.05	.77	1.06	.89	.77	.99	.92	N.A.		
Santa Ana	1.02	1.16	1.08	.81	1.23	1.02	.73	1.08	.90	.75	1.08	.92	N.A.		
Stanton		N.A.		.67	1.00	.90	.66	1.03	.83	.72	.83	.77	.67	.80	.74
Tustin	1.03	1.39	1.18	.86	1.18	.99	.74	.98	.81	.73	1.00	.90	1.03	1.07	1.05
Westminster	1.12	1.32	1.18	.88	.99	.93	.89	.90	.89	.77	.86	.81	N.A.		

continued

U.C. BERKELEY LIBRARIES



C124908124

